

**City Of Santee  
Regular Meeting Agenda**

**Santee City Council  
Community Development Commission  
Santee Public Financing Authority**

**Council / Commission / Authority Chamber  
10601 Magnolia Avenue  
Santee, CA 92071**

**June 28, 2006  
7:00 PM**

*(Call meeting to order as City Council/Community Development Commission/Public Financing Authority)*

**ROLL CALL:** Mayor Randy Voepel  
Vice Mayor Brian Jones  
Council Members Jack Dale, John Minto & Hal Ryan

**INVOCATION:** Rabbi Leonard Rosenthal, Tifereth Israel Synagogue

**PLEDGE OF ALLEGIANCE:**

**ITEMS TO BE ADDED, DELETED OR RE-ORDERED ON AGENDA:**

**1. CONSENT CALENDAR:**

Consent Calendar items are considered routine and will be approved by one motion, with no separate discussion prior to voting. Council Members, staff or public may request specific items be removed from the Consent Calendar for separate discussion or action. Speaker slips for this category must be presented to the City Clerk before the meeting is called to order. Speakers are limited to 3 minutes.
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**(A) Approval of Reading by Title Only and Waiver of Reading in Full of Ordinances on Agenda.**



- (B) Approval of Meeting Minutes:  
Santee City Council 6-14-06 Regular Meeting  
Community Development Commission 6-14-06 Regular Meeting  
Santee Public Financing Authority 6-14-06 Regular Meeting
- (C) Approval of Payment of Demands as Presented.
- (D) Approval of the Expenditure of \$95,346.04 to pay for May 2006 Legal Services and Appropriation of \$60,000 from Community Development Commission Housing Set Aside Fund Reserves for Estimated Legal Services Through June 30, 2006.
- (E) Approval of an Extension for the Traffic Signal and Communication Systems Maintenance Contract with Republic Electric, Inc. for FY 2006-07, Determination that the Extension is Exempt from the Provisions of CEQA, and Authorization for the City Manager to Sign the Notice of Extension.
- (F) Approval of an Extension for the Street Light Maintenance Contract with Southwest Signal for FY 2006-07, Determination that the Extension is Exempt from the Provisions of CEQA, and Authorization for the City Manager to Sign the Notice of Extension.
- (G) Adoption of a Resolution Approving the Final Map for the Riverwalk Subdivision (TM2004-01). Location: North of Riverwalk Drive, West of Park Center Drive.
- (H) Authorization to Review the City's Conflict of Interest Code – Biennial Review.
- (I) Adoption of a Resolution Establishing the Appropriations Limit for FY 2006-07.
- (J) Appropriation of \$2,650 in Sponsorship Donations for Special Events.



**2. PUBLIC HEARINGS:**

- (A) Public Hearing for the Development of an Existing Golf Course (Carlton Oaks Country Club) at 9200 Inwood Drive that Includes a Tentative Map (TM06-02) and Development Review Permit (DR06-07) for 231 Condominiums on 17.6 Acres and Replacement of the Clubhouse/Lodge/Cart Barn with a 24,700 Square Foot Clubhouse on 4.3 Acres. (Applicants: William Lyon Homes & Synergy)**

Recommendation:

1. Conduct and close the public hearing;
2. Approve the Mitigated Negative Declaration (AEIS 06-12) as complete and in compliance with the provisions of the California Environmental Quality Act (CEQA)
3. Adopt three Resolutions approving Tentative Map TM06-02, Development Review Permit DR06-07, and General Plan Amendment GPA 06-01; and
4. Introduce and conduct first reading of Zone Reclassification R05-03 Ordinance.

- (B) Public Hearing for the Fiscal Year 2006-07 Town Center Landscape Maintenance District Annual Levy of Assessments.**

Recommendation:

1. Conduct and close the Public Hearing, and
2. Adopt Resolution authorizing the FY 2006-07 Assessments.

- (C) Public Hearing for the Fiscal Year 2006-07 Santee Landscape Maintenance District Annual Levy of Assessments.**

Recommendation:

1. Conduct and close the Public Hearing, and
2. Adopt Resolution authorizing the FY 2006-07 Assessments.

- (D) Public Hearing for the Fiscal Year 2006-07 Santee Roadway Lighting District Annual Levy of Assessments.**

Recommendation:

1. Conduct and close the Public Hearing, and
2. Adopt Resolution authorizing the FY 2006-07 Assessments.

**3. ORDINANCES (First Reading):                      See Item 2A**



**4. CITY COUNCIL REPORTS:**

**5. CONTINUED BUSINESS:**

**(A) Transportation Improvement Master Plan Update, Location: Various Locations Throughout the City**

Recommendation:

1. Appropriate \$50,000 from Traffic Signal development impact fees, and
2. Authorize an advance from the General Fund to the Traffic Signal Fund up to \$50,000 as needed.

**6. NEW BUSINESS:**

**7. COMMUNICATION FROM THE PUBLIC:**

*Each person wishing to address the City Council regarding items not on the posted agenda may do so at this time. In accordance with State law, Council may not take action on an item not scheduled on the Agenda. If appropriate, the item will be referred to the City Manager or placed on a future agenda.*

**8. CITY MANAGER REPORTS:**

**9. COMMUNITY DEVELOPMENT COMMISSION:**

(Note: Minutes appear as Item 1B)

**A. CLOSED SESSION: CONFERENCE WITH REAL PROPERTY NEGOTIATORS** (Gov. Code section 54956.8)

Property: Portions of Assessor Parcel Numbers 383-124-28, 38 & 41,  
Mission Gorge, Santee, California

Agency Negotiator: Executive Director

Negotiating Party: Intera-Vision

Under Negotiation: Price and Terms of Payment

**10. SANTEE PUBLIC FINANCING AUTHORITY:**

(Note: Minutes appear as Item 1B)



**11. CITY ATTORNEY REPORTS:**

**12. CLOSED SESSION: (Also See Item 9A above)**

**(A) CONFERENCE WITH LABOR NEGOTIATOR**

(Gov. Code section 54957.6)

Agency Designated Representatives: City Manager

Unrepresented Employees: All Full-Time Miscellaneous & Management Employees

**(B) CONFERENCE WITH LABOR NEGOTIATORS (Gov. Code section 54957.6)**

Agency Designated Representative: Mayor

Unrepresented Employee: City Manager

**(C) CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

(Government Code Section 54956.8)

Property: Property bounded by Cuyamaca Street, Street A, Civic Center Drive and the San Diego River

Agency Negotiators: City Manager

Negotiating Parties: City of Santee, County of San Diego & Ryan Companies

Under negotiation: Price and terms of payment

**(D) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Gov. Code section 54956.8)**

Property: Portions of Assessor Parcel Numbers 383-124-28, 38 & 41, Mission Gorge, Santee, California

Agency Negotiator: City Manager

Negotiating Party: Intera-Vision

Under Negotiation: Price and Terms of Payment

**13. ADJOURNMENT:**





July	6	Santee Park and Recreation Committee	Building 6 Conf Room
July	12	City Council/CDC/SPFA Meeting	Chamber
<b>July</b>	<b>26</b>	<b>COUNCIL MEETING CANCELLED</b>	<b>Chamber</b>
July	27	Human Relations Advisory Board	Chamber Conf Room
Aug	3	Santee Park and Recreation Committee	Building 6 Conf Room
Aug	9	City Council/CDC/SPFA Meeting	Chamber
Aug	23	City Council/CDC/SPFA Meeting	Chamber
Aug	24	Human Relations Advisory Board	Chamber Conf Room
Aug	28	Santee Community Oriented Policing Committee	Chamber Conf. Room

The Santee City Council welcomes you and encourages your continued interest and involvement in the City's decision-making process.

**For your convenience, a complete Agenda Packet is available for public review at the Santee Library, City Hall and on the City's website at [www.ci.santee.ca.us](http://www.ci.santee.ca.us).**

*The City of Santee complies with the Americans with Disabilities Act. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, as required by Section 202 of the American with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the City Clerk's Office at (619) 258-4100, ext. 112 at least 48 hours before the meeting, if possible.*

State of California }  
 County of San Diego } ss.  
 City of Santee }

### AFFIDAVIT OF POSTING AGENDA

I, Linda A. Troyan, MMC, City Clerk of the City of Santee, hereby declare, under penalty of perjury, that a copy of this Agenda was posted in accordance with Resolution 61-2003 on June 23, 2006 at 4:30 p.m.

\_\_\_\_\_  
 Signature

6/23/06  
 Date



**MEETING DATE:** June 28, 2006

**AGENDA ITEM NO.** 1B

**ITEM TITLE** APPROVAL OF MEETING MINUTES: SANTEE CITY COUNCIL,  
COMMUNITY DEVELOPMENT COMMISSION AND SANTEE PUBLIC  
FINANCING AUTHORITY REGULAR MEETING OF JUNE 14, 2006.

**DIRECTOR/DEPARTMENT** Linda A. Troyan, MMC, City Clerk

**SUMMARY**

Submitted for your consideration and approval are the minutes of the above meetings.

**FINANCIAL STATEMENT** N/A

**RECOMMENDATION**

Approve Minutes

**ATTACHMENTS** (Listed Below)

Minutes

Minutes

Draft



**Santee City Council  
Community Development Commission  
Santee Public Financing Authority**

**Council Chambers  
10601 Magnolia Avenue  
Santee, California**

**June 14, 2006**

This Regular Meeting of the Santee City Council, Community Development Commission and the Santee Public Financing Authority was called to order by Vice Mayor/Vice Chairperson/Vice Chair Brian W. Jones at 7:02 p.m.

Council Members present were: Vice Mayor/Vice Chairperson/Vice Chair Brian W. Jones and Council/Commission/Authority Members Jack E. Dale, John W. Minto and Hal Ryan. Mayor/Chairperson/Chair Randy Voepel entered the meeting at 7:15 p.m.

Staff present were: City Manager/Executive Director/Secretary Keith Till, City/Commission/Authority Attorney Shawn Hagerty, Finance Director/Treasurer Tim McDermott, Director of Community Services John Coates, Director of Fire and Life Safety Bob Pfohl, Director of Human Resources Jodene Dunphy, Assistant to the Executive Director Pamela White, City Planner Melanie Kush, Principal Civil Engineer Steve Cresswell, Santee Sheriff's Station Lieutenant Valerie Bickle, City Clerk/City Commission Secretary Linda Troyan, and Deputy City Clerk/Deputy City Commission Secretary Patsy Bell.

(Note: Hereinafter the titles Mayor, Vice Mayor, Council Member, City Manager, City Attorney, City Clerk and Deputy City Clerk shall be used to indicate Mayor/Chairperson/Chair, Vice Mayor/Vice Chairperson/Vice Chair, Council/Commission/Authority Member, City Manager/Executive Director/Secretary, City/Commission/Authority Attorney, City Clerk/Commission Secretary, Deputy City Clerk/Deputy Commission Secretary.)

The **INVOCATION** was given by Pastor Jason Yetz from Calvary Chapel of Santee and the **PLEDGE OF ALLEGIANCE** was led by Howard Kummerman, Rotary Foundation President.

**PROCLAMATION: SHELL-SEA THOMPSON DAY - PERFECT ATTENDANCE**

Vice Mayor Jones presented the Proclamation to Shell-Sea Thompson.

**PRESENTATION: PRESENTATION OF FUNDS BY SANTEE-LAKESIDE ROTARY FOR IMPROVEMENTS TO THE ROTARY GROVE AREA OF WEST HILLS PARK**

Vice Mayor Jones received a check from Howard Kummerman, President of the Rotary Foundation and Allen Carlisle, Rotary President-Elect, in the amount of \$3,354 and thanked them for their continued efforts and hard work at Rotary Grove.

**PRESENTATION: PRESENTATION OF FUNDS BY WASTE MANAGEMENT FOR THE**



## **SANTEE SALUTES EVENT**

Vice Mayor Jones received a check from Carl Scherbaum, District Manager and Les Hart, Public Sector Services Manager and thanked them for their continued support of the Santee Salutes annual event.

### **ITEMS TO BE ADDED, DELETED OR RE-ORDERED ON AGENDA:**

Council Member Ryan noted an abstention for Item 1G due to his business being located in the sphere of influence of the project. Vice Mayor Jones requested a quick discussion on Items 1(G) & 1(O) before the vote. City Clerk Troyan requested 2(B) be reordered to be heard before 2(A), and 9(A) be reordered to be heard after Item 12(A).

#### **1. CONSENT CALENDAR:**

- (A) Approval of Reading by Title Only and Waiver of Reading in Full of Ordinances on Agenda.**
- (B) Approval of Meeting Minutes:**
  - Santee City Council 5-24-06 Regular Meeting**
  - Community Development Commission 5-24-06 Regular Meeting**
  - Santee Public Financing Authority 5-24-06 Regular Meeting**
- (C) Approval of Payment of Demands as Presented.**
- (D) Adoption of November 7, 2006 General Municipal Election Resolutions: (1) Calling and Giving Notice of the November 7, 2006 Election for Three Members of the City Council; (2) Requesting the Board of Supervisors to Conduct and Consolidate the General Municipal Election with the Statewide General Election and Authorizing the Registrar of Voters to Provide Services; (3) Pertaining to a Prepaid Candidate's Statement; and (4) Regarding Tie Votes. (Resos: 42-2006, 43-2006, 44-2006 & 45-2006)**
- (E) Construction Change Order Status Report #2 for the Forester Creek Improvement Project, CIP 2002-21.**
- (F) Adoption of a Resolution Accepting the Public Improvements for Cuyamaca Town Commons, DR 2003-01. Location: Cuyamaca Street South of Bingham Road (Reso 46-2006)**
- (G) Approval of Proposed 2006 Pavement Management Program for Repaving Portions of Mission Gorge Road and Magnolia Avenue. (Council Member Ryan abstained)**
- (H) Rejection of All Bids for Urban Forestry Management (RFB06/07-2) and Authorization for a 90-Day Extension to West Coast Arborists Incorporated to Continue Service Until a New Contract is Awarded.**



- (I) **Adoption of a Resolution Establishing Permanent “Stop” Signs on Cottonwood Avenue at the Intersection of Buena Vista Avenue. (Reso 47-2006)**
- (J) **Adoption of a Resolution Establishing a Permanent “Stop” Sign on Rhone Road at the Intersection with Pryor Drive. (Reso 48-2006)**
- (K) **Approval of FY 2006-07 Agreement Renewal Between the City of Santee and the County of San Diego for Advanced Life Support (Paramedic) Services in County Service Area 69 (CSA 69) and Authorization for the City Manager to Execute the Agreement.**
- (L) **Approval and Appropriation of FY 2005 State Homeland Urban Area Security Initiative Grant Funds of \$21,902 for the Purchase of Rescue Equipment.**
- (M) **Adoption of a Resolution Levying Charges for Fire Suppression Service for FY 2006-07. (Reso 49-2006)**
- (N) **Approval of the Ninth Amendment to the Agreement with the County of San Diego for the Provision of Animal Control Services and Authorization for the City Manager to Execute the Agreement.**
- (O) **Approval of Third Amendment to Professional Services Agreement with HDR/Brown Vence Associates relating to Sycamore Landfill Expansion & Authorizing Staff to Approve Additional Services, as necessary, Limited to \$25,000.**

**Discussion for Item 1(G)**

Vice Mayor Jones asked if bike lanes were included in the project, and if not, requested staff consider bike lanes for future projects.

**Discussion for Item 1(O)**

Vice Mayor Jones asked for clarification in the amount being approved. It was clarified that \$50,000 is being approved; \$25,000 for anticipated expenditures through December 31, 2006, and an additional \$25,000 if needed.

**ACTION:** On motion of Council Member Dale, seconded by Council Member Minto, the Agenda and Consent Calendar were approved as amended with all voting aye except Council Member Ryan who abstained from Item 1(G).

**Reordered to be heard before 2(A):**

**2. PUBLIC HEARINGS:**



- (B) **Public Hearing for a Tentative Map (TM05-14), a Development Review Permit (DR05-30), and Conditional Use Permit (P05-08) to Develop 18 Attached Residential Condominium Units and Common Recreation Amenities on a 1-Acre Site at 8850 Olive Lane in the Medium-High Density Residential (R-14) Zone. (Applicant: Pacific Homes International) (Resos: TM - 50-2006, DR - 51-2006, CUP - 52-2006)**

The Public Hearing was opened at 7:21 p.m. City Planner Kush presented the staff report, and answered Council's questions.

**PUBLIC SPEAKERS**

Speaking in Opposition was Sue Quigley, who expressed concerns about increased traffic congestion from the project.

Speaking in Support and answering Council's questions was applicant Michael Cather, Lemar-Pacific Homes.

**MOTION:** On motion of Council Member Dale, seconded by Council Member Minto, the Public Hearing was closed at 7:42 p.m.; the Negative Declaration was approved as complete and in compliance with the provisions of the California Environmental Quality Act; and the three Resolutions approving Tentative Map TM05-14, Development Review Permit DR05-30, and Conditional Use Permit P05-08 were approved with all voting aye.



- (A) **Public Hearing for an Ordinance Amending Title 15 of the Municipal Code to Adopt the 2000 Uniform Fire Code and the California Amendments thereto Prescribing Regulations Governing Conditions Hazardous to Life and Property From Fire, Hazardous Materials or Explosion; and Providing for the Issuance of Permits for Hazardous Uses or Operations. (Continued from 5/24/06) (ORD 457)**

The Public Hearing was opened at 7:42 p.m. Fire Chief Pfohl presented the staff report, and answered Council questions.

**PUBLIC SPEAKERS:** None

**MOTION:** On motion of Council Member Dale, seconded by Council Member Minto, the Public Hearing was closed at 7:45 p.m. and the Ordinance was adopted with all voting aye.

**3. ORDINANCES (First Reading):** None

**4. CITY COUNCIL REPORTS:** None

**5. CONTINUED BUSINESS:** None

**6. NEW BUSINESS:** None

**7. COMMUNICATION FROM THE PUBLIC:**

- (A) Bob Henry discussed concerns with the current code compliance case for his residence.
- (B) Sue Quigley expressed concerns with traffic issues, specifically the stop light timing and congestion on Mission Gorge Road.

Council Member Ryan asked staff to research possible solutions that could be implemented before the full traffic plan is adopted in approximately three months and bring back the findings to the next Council meeting.

**8. CITY MANAGER REPORTS:**

City Manager Till apprised Council of San Diego Regional Water Quality Control Board's upcoming meeting on June 21, 2006 regarding re-issuance of the San Diego County Storm Water Permit, which will affect Santee. He noted that the requirements far exceed the Clean Water Act and are



not funded; therefore Santee is actively opposing the proposed permit.

At Till's request, Lieutenant Bickle introduced newly assigned Patrol Lieutenant Charles Evans.

**9. COMMUNITY DEVELOPMENT COMMISSION:**

(Note: Minutes appear as Item 1B)

(Item 9A was reorder to be heard after 12A)

**10. SANTEE PUBLIC FINANCING AUTHORITY:**

(Note: Minutes appear as Item 1B)

**11. CITY ATTORNEY REPORTS:** None

Council Members recessed at 8:13 p.m. and convened in Closed Session at 8:23 p.m. with all Members present.

**12. CLOSED SESSION:**

**(A) CONFERENCE WITH LABOR NEGOTIATOR**

(Gov. Code section 54957.6)

Agency Designated Representatives: City Manager

Unrepresented Employees: All Full-Time Miscellaneous & Management Employees

**Item 9A was reorder to beafter before 12A**

**9. COMMUNITY DEVELOPMENT COMMISSION:**

**(A) CLOSED SESSION: CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

(Gov. Code section 54956.8)

Property: 9305, 9312 & 9261 Mission Gorge, Santee, California, Assessor  
Parcel Numbers 383-124-38, 39 & 41

Agency Negotiator: Executive Director

Negotiating Party: Ghazwan Kalasho and Sana Kalasho.

Under Negotiation: Price and Terms of Payment

Council Members reconvened in Open Session at 9:55 p.m. with all Members present. Mayor Voepel reported that direction had been given to staff.

**13. ADJOURNMENT:**

There being no further business, the meeting was adjourned at 10:00 p.m.

Date Approved:



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Linda A. Troyan, Commission Secretary  
and for Authority Secretary Keith Till



**MEETING DATE**

June 28, 2006

**AGENDA ITEM NO. 1C****ITEM TITLE**      PAYMENT OF DEMANDS**DIRECTOR/DEPARTMENT**

Tim K. McDermott/Finance

**SUMMARY**

A listing of checks that have been disbursed since the last Council meeting is submitted herewith for approval by the City Council.

**FINANCIAL STATEMENT**

Adequate budgeted funds are available for the payment of demands per the attached listing.

**RECOMMENDATION**

Approval of the payment of demands as presented.

**ATTACHMENTS (Listed Below)**

- 1) Payment of Demands-Summary of Checks Issued
- 2) Disbursement Journal



Payment of Demands  
Summary of Checks Issued

<u>Date</u>	<u>Description</u>	<u>Amount</u>
06/07/06	Accounts Payable	\$ 554,862.30
06/14/06	Accounts Payable	220,668.84
06/07/06	Workers' Comp	14,924.05
06/22/06	Payroll	<u>408,830.01</u>
	TOTAL	<u>\$1,199,285.20</u>

I hereby certify to the best of my knowledge and belief that the foregoing demands listing is correct, just, conforms to the approved budget, and funds are available to pay said demands.

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Tim K. McDermott, Director of Finance



**MEETING DATE** June 28, 2006

**AGENDA ITEM NO. 1D**

**ITEM TITLE** APPROVAL OF THE EXPENDITURE OF \$95,346.04 TO PAY FOR MAY 2006 LEGAL SERVICES, AND THE APPROPRIATION OF FUNDS

**DIRECTOR/DEPARTMENT** Tim K. McDermott/Finance

**SUMMARY**

Legal service billings proposed for payment for the month of May 2006 total \$95,346.04 as follows:

- 1) General Retainer Services - \$13,416.61
- 2) Labor and Employment - \$407.10
- 3) Litigation & Claims - \$7,546.80
- 4) Special Projects (General Fund) - \$13,520.95
- 5) Forester Creek - \$1,256.70
- 6) Town Center Park - \$318.60
- 7) Community Development Commission – Housing (MHFP litigation) - \$46,178.68
- 8) Applicant Initiated Projects (paid from developer deposits) - \$12,700.60

**FINANCIAL STATEMENT**

Account Description: Legal Services

Account Number: Various accounts

	<u>AMOUNT</u>	<u>BALANCE</u>
General Fund:		
Original Budget	\$256,000.00	
Revised Budget	346,000.00	
Prior Expenditures	(266,426.52)	
Current Request	( 34,891.46)	\$ 44,682.02

Special Services (excluding applicant initiated items):

Original Budget	\$ 212,000.00	
Revised Budget	233,648.45	
Prior Expenditures	(193,055.16)	
Current Request	( 47,753.98)	\$( 7,160.69)

**RECOMMENDATIONS**

1. Approve the expenditure of \$95,346.04 for May 2006 legal services.
2. Appropriate \$60,000 from the Community Development Commission Housing Set Aside Fund reserves for estimated legal services through June 30, 2006.

**ATTACHMENTS (Listed Below)**

- 1) Legal Services Billing Summary



**MEETING DATE** June 28, 2006

**AGENDA ITEM NO. 1E**

**ITEM TITLE** EXTENSION OF THE TRAFFIC SIGNAL AND COMMUNICATION SYSTEMS MAINTENANCE CONTRACT THROUGH FY2006-07 TO REPUBLIC ELECTRIC, INCORPORATED.

**DIRECTOR/DEPARTMENT** Melanie Kush, Development Services

**SUMMARY** The City's Traffic Signal and Communication Systems Maintenance contract with Republic Electric, Incorporated of Novato, California needs to be extended to cover the upcoming fiscal year 2006-07. This is the first of four annual extensions allowed under the current contract which was awarded by the City Council in June 2005.

Santee is part of a five City Consortium who jointly contract for the maintenance of traffic signals and related communication systems. Other participating cities include El Cajon, La Mesa, Lemon Grove, and Poway. Since the effective date of the current agreement of July 1, 2005, Republic Electric, Incorporated has performed traffic signal and communication systems maintenance services for the City of Santee in a satisfactory manner.

For this upcoming fiscal year, Republic Electric, Incorporated has requested a three and seven tenths percent (3.7%) increase above last year's contract prices for the contract extension. This increase is less than the increase in the 2005 Consumer Price Index for San Diego County. The contract includes all regular maintenance work, emergency and construction related work for knockdowns, and equipment replacement.

**ENVIRONMENTAL REVIEW** Categorically exempt from the provisions of the California Environmental Quality Act (CEQA) Section 15301 - Class 1 Exemption.

**FINANCIAL STATEMENT**

\$122,600 is included in the FY2006-2007 Gas Tax Fund budget, which covers the contract work, plus unanticipated emergency work such as traffic signal knockdowns, intersection re-wiring and detector loop replacements.

**RECOMMENDATION**

1. Find the contract extension exempt from the provisions of CEQA.
2. Approve the extension of the Traffic Signal and Communication Systems Maintenance contract to Republic Electric, Incorporated in an amount not-to-exceed \$122,600 and authorize the City Manager to sign the Notice of Extension.

**BOARD/COMMISSION RECOMMENDATION**

Previous Council action approving the contract for Traffic Signal and Communication Systems Maintenance: June 22, 2005, Reso 44-2005. AYES: Dale, Jones, Minto, Ryan, Voepel.

**ATTACHMENTS (Listed Below)**

Notice of Extension.

List of Signalized Intersections to be maintained.



## NOTICE OF EXTENSION

This is to notify Republic Electric, Incorporated that the City of Santee is exercising its option to extend the Contract Agreement awarded by Resolution 44-2005 for the provision of Traffic Signal and Communication Systems Maintenance. This is the first of four annual extensions allowed under this agreement and is for the upcoming fiscal year, from July 1, 2006 to June 30, 2007.

All of the terms and clauses of the original Contract Agreement are to remain in full force. Evidence of the continuation or issue of a new Faithful Performance Bond, Material and Labor Bond, Insurance and City Business License shall be filed with the City subject to the conditions specified in the original Contract Agreement prior to this extension taking effect.

The original Contract Agreement stipulated an annual adjustment of the compensation not to exceed the five (5%) per year for services provided. The request by Republic Electric, Incorporated for an annual adjustment of compensation of three and seven tenths percent (3.7%) above last year's contract prices for this extension period is hereby approved.

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Dated

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KEITH TILL  
City Manager



**CITY OF SANTEE**  
**List of Signalized Intersections**  
**To be Maintained**

**July 1, 2006**

1. Carlton Hills Boulevard/Carlton Oaks Drive
2. Carlton Hills Boulevard/Willowgrove Avenue
3. Carlton Hills Boulevard/Stoyer Drive
  
4. Carlton Oaks Drive/Wethersfield Road
5. Carlton Oaks Drive/Pebble Beach Drive
6. Carlton Oaks Drive/Fanita Parkway
  
7. Cuyamaca Street/River Park Drive
8. Cuyamaca Street/Town Center Parkway
9. Cuyamaca Street/Buena Vista Avenue
10. Cuyamaca Street/Prospect Avenue
11. Cuyamaca Street/Trolley Square Dwy
  
12. Davidann Road-SR67 NB On ramp/Woodside Avenue
13. Lowe's East Dwy/Post Office Dwy
  
14. Magnolia Avenue/Woodglen Vista Drive
15. Magnolia Avenue/El Nopal
16. Magnolia Avenue/Second Street
17. Magnolia Avenue/Carefree Drive
18. Magnolia Avenue/Braverman Drive
19. Magnolia Avenue/New Frontier Mobile Home Park
20. Magnolia Avenue/Alexander Way
21. Magnolia Avenue/Prospect Avenue
  
22. Mast Boulevard/Medina Drive
23. Mast Boulevard/Pebble Beach Drive
24. Mast Boulevard/Fanita Parkway
25. Mast Boulevard/Carlton Hills Boulevard
26. Mast Boulevard/Halberns Boulevard
27. Mast Boulevard/Cuyamaca Street
28. Mast Boulevard/Bilteer Drive
29. Mast Boulevard/Magnolia Avenue
  
30. Mission Gorge Road/Father Junipero Serra Trail
31. Mission Gorge Road/West Hills Parkway (Old Mast Boulevard)
32. Mission Gorge Road/Rancho Fanita Drive
33. Mission Gorge Road/Big Rock Road
34. Mission Gorge Road/Mesa Road
35. Mission Gorge Road/Fanita Drive
36. Mission Gorge Road/Carlton Hills Boulevard



- 37. Mission Gorge Road/Town Center Parkway
- 38. Mission Gorge Road/Cuyamaca Street
- 39. Mission Gorge Road/Tamberly Way
- 40. Mission Gorge Road/Cottonwood Avenue
- 41. Mission Gorge Road/Edgemoor Drive
- 42. Mission Gorge Road/Magnolia Avenue
- 43. Mission Gorge Road/Mission Greens Road
- 44. Mission Gorge Road/Lowe's Main Dwy
- 45. Mission Gorge Road/Mobile Estates Dr-Lowe's East Dwy
  
- 46. Prospect Avenue/Fanita Drive
- 47. Prospect Avenue/Ellsworth Lane
- 48. Prospect Avenue/Atlas View Drive
- 49. Prospect Avenue/Cottonwood Avenue
  
- 50. Town Center Parkway/Home Town Buffet Driveway
- 51. Town Center Parkway/Price Club Entry
  
- 52. Trolley Square On-site North Traffic Signal
- 53. Trolley Square On-site South Traffic Signal
- 54. Cuyamaca Street/Riverwalk Drive



**MEETING DATE** June 28, 2006

**AGENDA ITEM NO. 1F**

**ITEM TITLE** EXTENSION OF THE STREET LIGHT MAINTENANCE CONTRACT THROUGH FY2006-07 TO SOUTHWEST SIGNAL SERVICE, INCORPORATED.

**DIRECTOR/DEPARTMENT** Melanie Kush, Development Services

**SUMMARY** The City's Street Light Maintenance contract with Southwest Signal Service, Incorporated of El Cajon, California needs to be extended to cover the upcoming fiscal year 2006-07. This is the first of four annual extensions allowed under the current contract which was awarded by the City Council in June 2005.

Santee is part of a five City Consortium who jointly contract for street light maintenance. Other participating cities include El Cajon, La Mesa, Lemon Grove, and Poway. Since the effective date of the current contract agreement of July 1, 2005, Southwest Signal Service, Incorporated has performed street light maintenance services for the City of Santee in a satisfactory manner.

For this upcoming fiscal year, Southwest Signal Service, Incorporated has requested a four percent (4.0%) increase above last year's contract prices for the contract extension. This increase conforms to the 2005 Consumer Price Index for San Diego County. The contract includes all regular maintenance, emergency and construction related work for street light pole knockdowns, and equipment replacement.

**ENVIRONMENTAL REVIEW** Categorically exempt from the provisions of the California Environmental Quality Act (CEQA) Section 15301 - Class 1 Exemption.

**FINANCIAL STATEMENT**

\$51,850 is included in the FY2006-2007 Special Street Lighting and Roadway Lighting District Funds budget, which covers the contract plus unanticipated emergency work such as street light pole knockdowns, bulb and equipment replacements.

**RECOMMENDATION**

1. Find the contract extension exempt from the provisions of CEQA.
2. Approve the extension of the Street Light Maintenance contract to Southwest Signal Service, Incorporated in an amount not-to-exceed \$51,850 and authorize the City Manager to sign the Notice of Extension.

**BOARD/COMMISSION RECOMMENDATION**

Previous Council action approving the contract for Traffic Signal and Communication Systems Maintenance: June 22, 2005, Reso 43-2005. AYES: Dale, Jones, Minto, Ryan, Voepel.

**ATTACHMENTS (Listed Below)**

Notice of Extension



## **NOTICE OF EXTENSION**

This is to notify Southwest Signal Service, Incorporated that the City of Santee is exercising its option to extend the Contract Agreement awarded by Resolution 43-2005 for the provision of Street Light Maintenance. This is the first of four annual extensions allowed under this agreement and is for the upcoming fiscal year, from July 1, 2006 to June 30, 2007.

All of the terms and clauses of the original Contract Agreement are to remain in full force. Evidence of the continuation or issue of a new Faithful Performance Bond, Material and Labor Bond, Insurance and City Business License shall be filed with the City subject to the conditions specified in the original Contract Agreement prior to this extension taking effect.

The original Contract Agreement stipulated an annual adjustment of the compensation not to exceed the five (5%) per year for services provided. The request by Southwest Signal Service, Incorporated for an annual adjustment of compensation of four percent (4.0%) above last year's contract prices for this extension period is hereby approved.

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Dated

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KEITH TILL  
City Manager



**MEETING DATE**

June 28, 2006

**AGENDA ITEM NO. 1G**

**ITEM TITLE**      **RESOLUTION APPROVING THE FINAL MAP FOR THE RIVERWALK SUBDIVISION (TM 2004-01) LOCATION: NORTH OF RIVERWALK DRIVE, WEST OF PARK CENTER DRIVE**

**DIRECTOR/DEPARTMENT**      Melanie Kush, Development Services

**SUMMARY**

This item requests City Council approve the final map for the Riverwalk Subdivision.

On June 9, 2004, City Council approved the application for 218 multifamily units on 20.66 acres located north of Riverwalk Drive. Dedications, plan approvals, agreements and securities required for approval for the final map have been met.

The final map has been filed with the Department of Development Services has been checked and found to be technically correct and in substantial conformance with the tentative map, the requirements of Resolution No. 058-2004, the Santee Municipal Code and the Subdivision Map Act.

**ENVIRONMENTAL REVIEW**

Environmental review was conducted with the tentative map approval.

**FINANCIAL STATEMENT**

The City Fee Schedule allows full cost recovery of staff time from fees paid by the developer.

**RECOMMENDATION**

Adopt the attached Resolution approving the final map.

**ATTACHMENTS (Listed Below)**

Vicinity Map  
Resolution



**RESOLUTION NO.**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE  
APPROVING THE FINAL MAP FOR THE RIVERWALK SUBDIVISION  
(TM 2004-01)**

**LOCATION: NORTH OF RIVERWALK DRIVE, WEST OF PARK CENTER DRIVE**

**WHEREAS**, on June 9, 2004, City Council approved Resolution No. 058-2004 for the approval of the Riverwalk Subdivision tentative map to allow development of 218 multi-family residential units; and

**WHEREAS**, the developer Standard Pacific Corporation has complied with all provisions of the tentative map approval required for recordation of the Final Map; and

**WHEREAS**, under the direction of the Acting City Engineer the Final Map has been examined and found to be technically correct, in compliance with State law, applicable Municipal Code and in substantial conformance with the approved Tentative Map.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Santee does hereby approve the Final Map for Tentative Map 2004-01.

**BE IT FURTHER RESOLVED** that the City Council does hereby authorize the City Manager to execute the Subdivision Improvement Agreement on their behalf and directs the City Clerk to certify approval of the Final Map and the associated Subdivision Improvement Agreement and certify rejection or acceptance of all dedications and easements as indicated on the Final Map, and directs staff to submit the map to the County Recorder for recordation.

**ADOPTED** by the City Council of the City of Santee, California, at a regular meeting thereof held this 28th day of June, 2006, by the following vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

**RANDY VOEPEL, MAYOR** \_\_\_\_\_

**ATTEST:**

\_\_\_\_\_  
**LINDA A. TROYAN, CITY CLERK**



**MEETING DATE** June 28, 2006

**AGENDA ITEM NO. 1H**

**ITEM TITLE** CITY CONFLICT OF INTEREST CODE –BIENNIAL REVIEW

**DIRECTOR/DEPARTMENT** Linda A. Troyan, MMC, City Clerk

**SUMMARY**

The Political Reform Act requires every local government agency to review its Conflict of Interest Code biennially to determine if it needs to be amended. Once the determination has been made, a notice must be submitted to the code reviewing body no later than October 1 of even-numbered years.

The City Council is the code reviewing body for the City of Santee. Therefore, the City Council must, no later than July 1, 2006, direct review of its code and, no later than October 1, 2006, receive a notice that amendment is or is not required. If amendment is required, it must be completed prior to December 31, 2006.

The code was last amended in December 2004.

**FINANCIAL STATEMENT**

N/A

**RECOMMENDATION**

Direct staff to review the code and submit a notice to the City Council prior to October 1, 2006 that either amendment is required or that no amendment is necessary.

**ATTACHMENTS (Listed Below)**

None



**MEETING DATE**

June 28, 2006

**AGENDA ITEM NO.11****ITEM TITLE**      **RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE  
ESTABLISHING THE APPROPRIATIONS LIMIT FOR FY 2006-07****DIRECTOR/DEPARTMENT**

Tim K. McDermott, Finance

**SUMMARY**

In accordance with Article XIII-B of the California Constitution, as amended, the City Council is required to adopt by resolution an appropriations limit prior to the beginning of each fiscal year. The appropriations limit creates a restriction on the amount of revenue that can be appropriated in any fiscal year. Not all revenues are restricted by the limit, only those which are considered to be proceeds of taxes.

The appropriations limit is adjusted each year based on a combination of population and inflation or assessed valuation factors. Using population data provided by the State Department of Finance, and assessed valuation information provided by the San Diego County Assessor's Office, the City's appropriation limit for FY 2006-07 has been calculated to be \$159,783,691. Appropriations subject to the limit total \$21,868,148, which is \$137,915,543 less than the calculated limit. Additional appropriations in FY 2006-07 funded by non-tax sources such as service charges, restricted revenues from other agencies, or grants would be unaffected by the appropriation limit. However, any supplemental appropriations funded through increased tax sources could not exceed the \$137,915,543 variance indicated above. Based on the amount of this variance, it is virtually certain that the City's appropriation limit will not be exceeded in the foreseeable future.

**FINANCIAL STATEMENT**

The appropriations limit for FY 2006-07 will be \$159,783,691.

**RECOMMENDATION**

Adopt a resolution establishing the appropriations limit for FY 2006-07.

**ATTACHMENTS (Listed Below)**

Resolution



**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE  
ESTABLISHING THE APPROPRIATIONS LIMIT FOR FY 2006-07**

**WHEREAS**, Article XIII-B of the California State Constitution as amended requires local jurisdictions to annually adjust their appropriations limit for inflation and population changes; and

**WHEREAS**, the City has received inflation and population data from the State Department of Finance, and assessed valuation information from the San Diego County Assessor's Office, used to calculate the FY 2006-07 appropriations limit; and

**WHEREAS**, the required calculations to determine the appropriations limit for FY 2006-07 have been performed by the Finance Department and are on file with the office of the City Clerk and are available for public review; and

**WHEREAS**, these calculations are provided on Exhibit "A", which is herein incorporated by reference and attached hereto.

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of Santee that the appropriations limit for FY 2006-07 shall be \$159,783,691 based upon the calculations provided on Exhibit "A".

**PASSED, APPROVED AND ADOPTED** by the City Council of the City of Santee, California, at a regular meeting thereof held this \_\_\_\_\_day of \_\_\_\_\_, 2006, by the following vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

\_\_\_\_\_  
**RANDY VOEPEL, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**LINDA A. TROYAN, CITY CLERK**

Attachment: Exhibit A



Exhibit "A"

Appropriations Limit Calculation  
FY 2006-07

FY 2005-06 Limit (per Reso #042-2005) \$149,082,418

Inflation Index Options:

California Per Capita Personal Income Change 3.96 %  
Change in assessed valuation due to non-  
residential

new construction 6.18 %

Inflation Factor to Use 1.0618

Population Index Options:

City Population Growth 0.82 %

County Population Growth 0.94 %

Population Factor to Use 1.0094

Cumulative Factor (Inflation Factor x Population  
Factor) 1.071781

FY 2006-07 Limit \$159,783,691



**MEETING DATE**

**JUNE 28, 2006**

**AGENDA ITEM NO. 1J**

**ITEM TITLE**

**APPROPRIATION OF \$2,650 IN SPONSORSHIP  
DONATIONS FOR SPECIAL EVENTS**

**DIRECTOR/DEPARTMENT**

John Coates, Community Services

**SUMMARY**

Revenue projections for special events fundraising have been exceeded this fiscal year, due to the generous donations of many contributors such as the \$25,000 contribution from Waste Management for the Santee Salutes July 4<sup>th</sup> event, \$5,800 from Barratt American for the Santee Salutes July 4<sup>th</sup> event, Spring Eggstravaganza, Holiday Lighting and Santree Fest events, \$5,000 each from Allied Waste and Ryan Companies US Inc. for the Summer Concert Series, \$4,350 from California Coast Credit Union for the Summer Concert Series and Holiday Lighting event, \$2,500 from SDG&E for the Summer Concert Series, \$1,800 from La Salsa for the Summer Concert Series, \$1,000 from Wal-Mart for Santa's Breakfast and \$800 from Petsmart for the Holiday Lighting event.

Staff is requesting the City Council appropriate an additional \$2,650 for FY 05-06 for Special Events for costs such as entertainment, rentals, and staffing.

**FINANCIAL STATEMENT**

The requested appropriation is funded entirely from supplemental revenues received this fiscal year.

**RECOMMENDATION**

Appropriate \$2,650 from supplemental revenues received for Special Events.

**ATTACHMENTS (Listed Below)**



**MEETING DATE**

June 28, 2006

**AGENDA ITEM NO. 2A**

**ITEM TITLE** PUBLIC HEARING FOR THE DEVELOPMENT OF AN EXISTING GOLF COURSE (CARLTON OAKS COUNTRY CLUB) AT 9200 INWOOD DRIVE THAT INCLUDES A TENTATIVE MAP (TM06-02) AND DEVELOPMENT REVIEW PERMIT (DR06-07) FOR 231 CONDOMINIUMS ON 11.6 ACRES AND REPLACEMENT OF THE CLUBHOUSE/LODGE/CART BARN WITH A 24,700 SQUARE FOOT CLUBHOUSE ON 4.3 ACRES. (APPLICANTS: WILLIAM LYON HOMES & SYNERGY)

**DIRECTOR/DEPARTMENT:**

Melanie Kush, Development Services

**SUMMARY:** Proposed is a comprehensive redevelopment and renovation of the "Carlton Oaks Country Club", established in 1958. It includes a 24,700 square foot clubhouse and a 231-unit residential community in conjunction with the renovation of the golf course. The residential units and clubhouse/parking area will occupy approximately 26 acres of the 180-acre golf course site, to be located in the areas currently developed with the existing clubhouse, lodge, parking lot and driving range.

Specifically, the project proposes a multiple-family product at 13.1 dwelling units per acre, in 36 two- and three-story buildings. Units would be two- and three-bedroom condominiums (1,061 to 1,819 square feet) in 36 two and three-story buildings. The clubhouse includes a restaurant, banquet and community room facilities and pro shop. The architectural style of the clubhouse and residences is Tuscan inspired, with tiled roofs, sand finish stucco, stone and brick, decorative shutters and trellises. Access to both the clubhouse and the residential community will be via Tuscan Creek Drive, aligned with Burning Tree and replacing Inwood Drive as the primary entrance. Associated with the project is the undergrounding of overhead utilities and installation of new street lights. The applicant is in agreement with all conditions of approval.

The General Plan Planned Development designation allows for residential land use in the context of the Carlton Oaks Country Club; residential use is in fact currently accommodated in the lodge and in other residential structures on the grounds. Although the density and residential product type is unspecified in the Planned Development land use designation/zone, it is intended to be an integral component of a master planned golf course resort community. The effects on the traffic volume on Carlton Oaks Drive and alteration of golf course views from homes next to the golf course have been analyzed. Conditions of approval include traffic signalization at the entrance, signal timing coordination on Carlton Oaks Drive and at its intersection with Carlton Hills Boulevard. View fencing between the golf course and existing residences will be required.

The project issues addressed in the Staff Report include General Plan consistency, conformance with Codes Covenants and Restrictions, traffic, and the effects on views of the golf course.

**ENVIRONMENTAL REVIEW:** A Mitigated Negative Declaration dated May 24, 2006 has been prepared in accordance with the provisions of the California Environmental Quality Act (CEQA) and is recommended for approval. Public comments did not raise new issues not analyzed in the Mitigated Negative Declaration.

**FINANCIAL STATEMENT** Staff costs to process the Tentative Map, Development Review Permit, General Plan Amendment, and Zone Reclassification (TM06-02, DR06-07, GPA06-01, and R06-01) are paid by application fees of \$ 14,407.50. Project conditions of approval include payment of approximately \$2,885,903 in development impact fees.



## **RECOMMENDATION**

1. Conduct and close the public hearing.
2. Approve the Mitigated Negative Declaration (AEIS06-12) as complete and in compliance with the provisions of the California Environmental Quality Act (CEQA).
3. Approve Tentative Map TM06-02, Development Review Permit DR06-07, and General Plan Amendment GPA06-01 per the attached Resolutions.
4. Introduce for first reading Zone Reclassification R05-03 per the attached Ordinance.

## **ATTACHMENTS (Listed Below)**

Staff Report

Figures 1-8

Mitigated Negative Declaration

Resolution for TM06-02

Resolution for GPA06-01

Initial Study

Resolution for DR06-07

Ordinance for R06-01

Tuscan Creek Article



**STAFF REPORT**  
**TENTATIVE MAP TM06-02/DEVELOPMENT REVIEW PERMIT DR06-07/**  
**GENERAL PLAN AMENDMENT GPA06-01/ZONE RECLASSIFICATION R06-01**  
**CITY COUNCIL MEETING JUNE 28, 2006**

Notice of the Public Hearing was published in the San Diego Union Tribune on **June 16 2006** and mailed to owners of property and other interested parties were notified by U.S. Mail on **June 16, 2006**. The public notice was mailed to approximately 2500 property owners covering an area between Mission Gorge Road to the south, Mast Boulevard to the north, West Hills Parkway to the west, and Carlton Hills Boulevard to the east.



## SITUATION AND FACTS

1. Requested by ..... William Lyon Homes LLC/Synergy Golf Holdings
2. Land Owner..... Carlton Oaks Holdings LLC
3. Type and Purpose of Request... Tentative Map TM06-02 for 231 condominiums on a 17.6-acre lot and a 4.3 acre lot for a new golf course clubhouse, Development Review Permit DR06-07 for construction of 231 multi-family dwellings, a 24,700 square-foot clubhouse, and 208 space parking lot, General Plan Amendment GPA06-01 and Zone Reclassification R06-01 to change a 0.21-acre R2 lot, the vacation of Inwood Drive, and 0.17 acres in the the P/OS designation to PD – Planned Development. (Project Density: 13.1 DU./gross acre)
4. Location..... 9200 Inwood Drive (Carlton Oaks Country Club)
5. Site Area ..... Approximately 21.9 acres of a 180-acre country club for a clubhouse and residential development
6. Existing Zoning..... PD – Planned Development, R2 – Low Medium Density Residential (2-5 dwelling units/gross acre) and P/OS – Park Open Space
7. Surrounding Zoning..... North: R2 Low-Medium Density Residential (2-5 DU/gross acre)  
South: Park/Open Space – P/OS  
East: R2 Low-Medium Density Residential (2-5 DU/gross acre) and R4 Medium-High Density Residential (14-22 DU/gross acre)  
West: R2 Low-Medium Density Residential (2-5 DU/gross acre)
8. General Plan Designation ..... PD – Planned Development, R2 – Low Medium Density Residential (2-5 dwelling units/gross acre) and P/OS – Park Open Space
9. Existing Land Use ..... 19,000 square-foot clubhouse, 3,000 square-foot cart barn, 60-room lodge, driving range, and a 158-acre golf course
10. Surrounding Land Use..... North: Single family dwellings, Carlton Oaks Drive  
South: SR-52, Caltrans mitigation land, Single family homes  
East: Sycamore Creek, multi-family dwellings  
West: SR-52, West Hills Parkway
11. Terrain..... Gently sloping down to the south
12. Environmental Status..... Mitigated Negative Declaration (AEIS 06-12) dated May 24, 2006
13. APN..... 383-071-06; 383-221-01, 02, 03, 04; 383-242-01; a portion of 383-071-07
14. Within Redevelopment Area..... No



## **A. BACKGROUND**

### **History of Carlton Oaks Country Club**

Established in 1958, the Carlton Oaks Country Club pre-dates City incorporation. It currently encompasses 180 acres, 73 acres of which are in the City of San Diego. When the City of Santee was incorporated in 1980, the golf course lease with the City of San Diego determined the City's limits, resulting in a single use straddling jurisdictional limits.

In 1989, the golf course was completely renovated and became the first golf course in San Diego County designed by the Pete Dye family. The clubhouse and lodge were constructed prior to City incorporation. Six houses along the south side of Carlton Oaks Drive were acquired by the golf course in the early 1990's. Five of these, on the west side of Inwood Drive are used as cottage units for the lodge, and one home on the east side of Inwood houses the golf course caretaker.

The applicant indicates that during the past 20 years both the occupancy rates of the lodge and the number of golf rounds at the country club have declined such that the average occupancy rate in 2005 was 36 percent and monthly average for golf rounds is under 3,000. The lodge and clubhouse are over 25 years old, and are architecturally outdated in comparison to current country club projects.



**Existing Clubhouse**



**Existing Lodge**

### **Existing Site Development**

The existing Carlton Oaks Country Club is 180 acres, consisting of a 161-acre golf course and a clubhouse, lodge and driving range on 19 acres. The majority of the project site is developed with a 19,000 square-foot clubhouse including a pool, a pro shop, a restaurant, banquet and meeting rooms, and maintenance facilities; a 3,000 square-foot golf cart storage building; a 60-room lodge; a single-family house owned by the Carlton Oaks Country Club (caretaker's residence); a parking lot (139 spaces); a driving range; two practice chipping and putting greens; golf course, non-native landscaping; and Inwood Drive, of which approximately 0.19-acre is public right-of-way and provides access to Carlton Oaks Drive. The Carlton Oaks golf course clubhouse currently offers banquet facilities for special events ranging from conventions (up to 300 people) to retreats and parties. A resident golf school and full service catering operation are offered.



## **Carlton Country Club Estates Unit No. 1 Subdivision**

That portion of the subject site fronting on Carlton Oaks Drive, consisting of 6 lots, are part of the Carlton Country Club Estates Unit No. 1 Subdivision for which exist Codes, Covenants & Restrictions (CC&Rs) recorded 47 years ago. This subdivision consists of 86 lots in the R-2 Zone and five lots in the PD zone. Its CC&Rs contain terms governing land use and building standards that differ from the City's "Planned Development" and "Low-Medium Residential" (R-2) land use designations and zoning. However, CC&Rs are private contracts or agreements among property owners; amendments to the CC&Rs are processed by homeowner's associations or equivalent authority.

## **City of San Diego Property**

Approximately 41 percent (73 acres) of the golf course property, primarily the southerly portion of the golf course, is located in the City of San Diego. The owner of the Country Club leases this property from the City of San Diego and the lease term will expire in December 2008. Carlton Oaks Holdings, the owner of the Country Club, has been negotiating a lease extension of 20 years with two 10 year extensions (40 years total) with the City of San Diego. The applicant has indicated to staff that the City of San Diego is agreeable in concept to granting a long term lease extension and independent appraisals are underway.





## **City of San Diego Lease Area (within red boundary line)**

### **Existing Zoning and General Plan Designations**

The northerly portion of the Country Club including the lodge, club house, driving range, and a strip along the northern edge of the golf course extending from West Hills Parkway to the eastern boundary of the golf course is located in the PD – Planned Development designation. The remaining portion of the golf course including the area in the City of San Diego is designated Park/Open Space.

Initially the golf course was represented in the “Resort Recreation” land use designation. In 2003 with the comprehensive update of the City’s General Plan, this designation was changed to “Planned Development” without material change to the purpose and intent of the land use designation. Specifically, this designation “provides for mixed-use development potential, including employment parks, commercial, recreational and various densities of residential development” pursuant to an approved development plan. The Planned Development designation is intended for select properties that include the Carlton Oaks Country Club, “where a variety of development opportunities may be viable and where the City wishes to encourage innovative and very high quality development in a manner which may not be possible under standard land use designations and their corresponding zones.” (General Plan 2030, Land Use Element).

Guiding Principles for the planned development of the Carlton Oaks Country Club are included in the General Plan that address:

- Mixed-use recreation-related development
- High quality resort and recreation-related uses that may include accessory residential use
- Protection of the river environment and water quality
- Multi-purpose trail on along north side of the San Diego River

### **Surrounding Uses/Zoning**

Surrounding Uses and Zoning are as follows:

- South: The San Diego River, SR-52, and a Caltrans mitigation bank.
- East: The Calle Del Verde townhome development in the R14 Medium-High Density Residential zone (14-22 dwelling units per gross acre), the Sycamore Creek natural drainage channel in the P/OS designation.
- North: Existing single family residences along Carlton Oaks Drive and Inverness Road in the R2 Low-Medium Density Residential zone (2-5 dwelling units/gross acre).
- West: West Hills Parkway, SR-52, and vacant property in City of San Diego (Midwest Television/KFMB)

## **B. DETAILED PROJECT DESCRIPTION**

### **Proposed Project**

The proposed project would redevelop the 21.9-acre portion of the 180-acre Carlton Oaks Country Club site that contains the existing clubhouse, lodge, and driving range, and an approximately 0.17-acre portion of the golf course to construct a new clubhouse and



residential resort community. Specifically, a Tentative Map (TM06-02) for a condominium subdivision for 231 multi-family residential dwelling units on one common lot, and a Development Review Permit (DR06-07) to construct a new 24,700 square-foot clubhouse facility and 197-space parking lot for the existing golf course, 231 multi-family residential condominiums, and associated recreation areas, streets, and parking areas (Figure 1). A General Plan Amendment and Zone Reclassification will change the land use designation and zoning on a portion of the site to establish Planned Development.

In addition to site development, off-site improvements include utility undergrounding to complete the last remaining overhead segment between Inverness and the Sycamore Creek bridge on the south side of Carlton Oaks Drive. This represents 1,620 linear feet of street frontage. Additionally, new street lights would be installed along both sides of Carlton Oaks Drive between Pebble Beach Drive and Inverness. The project includes a traffic signal at the intersection of Carlton Oaks and Tuscan Creek, and signal timing improvements at the intersection of Carlton Oaks and Carlton Hills. Streetscape enhancements such as decorative pavement and water features on both corners of the Tuscan Creek Drive entrance on Carlton Oaks Drive are also proposed.

Other key features of the project are described as follows:

#### Clubhouse Design

The proposed clubhouse on 4.3 acres would be constructed in the southern portion of the site. A parking lot would be constructed to the north and west of the clubhouse and would include approximately 197 parking spaces. The clubhouse building would be 24,700 square feet and would include three levels.



**View from golf course (south elevation)**

It would be recessed into the slope, with the basement level mostly below grade. Entrance to the basement level would be provided from the golf course to the south. The clubhouse would be approximately 48 feet tall as viewed from the south. The main entrance would access the second or middle floor of the clubhouse from proposed private Tuscan Creek Drive. The maximum height of the building as viewed from the north would be 35 feet. Facing the golf course, the elevation (shown above) presents a well-proportioned façade consisting of colonnaded stone, earth-tone plaster walls, faux stone cladding, a tile roof, exposed rafter tails, and wrought iron railings.

#### Residential Architecture and Design

Two types of residential buildings are proposed: motor court and triplex. For further



information on the unit mix and size of the residential units refer to Figure 8.

The residential buildings would include concrete roof tiles, sand finish stucco, stone and brick accents, decorative shutters, planter shelves under windows, and wooden trellises (see Figures 2 through 4). Garage parking would provide 419 parking spaces for residents. An additional 117 resident and guest parking spaces (including 2 disabled) would be located throughout the residential area, to provide a total of 536 parking spaces. Required spaces for those units with one-car garages would be within covered assigned car ports. The car ports would also be constructed of stucco walls and tile roofs (see Figure 5).

A recreation area would be located in the southern portion of the site, east of “Tuscan Creek Drive” (Roadway A). The recreation area would include a pool, spa, barbeque grills, and recreation building including restrooms (Figure 6). Two tot lots would be built within the northern and eastern portions of the residential area, respectively. These tot lots would include playground amenities for children within the proposed residential development.

### Golf Course Renovation

The Carlton Oaks Golf Course owner/operator plans to renovate and reconfigure the golf course areas to the south of the project site. The proposed project is designed to be consistent with the future golf course renovation plans, including provision of trails and cart paths from the proposed clubhouse and associated parking area that will connect to the trails associated with the future renovated golf course. As a condition of project approval, the applicant would be required to complete course renovations in accordance with the approved golf course grading plans prior to the 100th residential unit being granted occupancy.

### General Plan Amendment/Zone Reclassification

A General Plan Amendment and Zone Reclassification are proposed as a “clean-up” measure to change 0.17 acres within the Park/Open Space designation, a 0.21-acre lot for the caretaker’s residence currently in the R2 zone, and the 0.19-acre Inwood Drive street vacation to the Planned Development (PD) zone and designation. Since the remainder of the project site is located in the PD designation, these changes would make the land use designation and zoning the same throughout the site.

## **C. PROJECT ANALYSIS**

### **Consistency with the General Plan**

The project implements the Carlton Oaks Country Club Guiding Principles of the General Plan: 1) it replaces an outdated golf clubhouse and accessory outlying buildings with a state-of-the-art facility; 2) it replaces a lodge and associated “cottages” with multiple-family residential units in a high quality resort environment; 3) it provides a public trail easement within which a multi-purpose trail will connect with the trail system to the east and west concurrent with the golf course renovation.

### Residential Use

There is no specified residential density prescribed in the PD designation. The Tuscan Creek project proposes a density of 13.1 dwelling units per gross acre and is typical of residential development in the R7 Medium Density Residential land use designation of the General Plan



(7-14 dwelling units per gross acre). On Carlton Oaks Drive east of the site there are four existing multi-family projects (two apartment complexes and two condominium developments) in the R-14 zone (14-22 dwelling units per gross acre). These projects represent a total of 233 units on 11.42 gross acres which results in a density of 20.4 dwelling units per gross acre. As such, this project, at 13 dwelling units per acre, creates a transition between the R-14 development to the east and the R-2 development to the north and west. Grade differences result in lowered rooflines of the buildings as viewed from Carlton Oaks Drive.

#### Carlton Country Club Estates Unit No. 1 Subdivision CC&Rs

Among other restrictions, the CC&Rs include the requirement that only a single-family dwelling shall be constructed on a lot, not to exceed one-story. The cottage units and the caretaker's unit would be replaced with multiple-family structures. A condition of approval has been placed on the project which requires the applicant to amend the CC&Rs either through the amendment process or by other legal means to allow two - and three-story multi-family dwelling units on the affected lots (1.31 acres comprised of 6 lots). However, should the applicant fail to obtain the amendment, the project is conditioned to redesign the development to conform with the CC&R's to the satisfaction of the Director of Development Services.

#### Trail

The General Plan requires that a multi-purpose (pedestrian, bike, and equestrian) trail connection be provided between Carlton Hills Boulevard to West Hills Parkway on the north side of the San Diego River (Land Use Element, Section 8.2, Carlton Oaks Country Club Planned Development designation). The most practical alignment for this extension is on the southern boundary of the golf course which abuts the San Diego River because it creates the least conflict with the golf course and can connect to existing trails to the east to Carlton Hills Boulevard, and toward the west to trails within the Mission Trails Regional Park.

An existing non-dedicated private trail extends west from the southeast portion of the golf course along the southern boundary of the site ending near the mid point of the golf course property. It is accessed from Carlton Hills Boulevard via a trail through an existing habitat preserve. On the golf course property, this section of the trail essentially follows the top of a berm between the San Diego River habitat and the fairway.

A project condition would be required for a 12-foot wide trail easement to be dedicated and constructed along the southern boundary of the golf course for the portion located within the City of Santee. The applicant is required to use reasonable best efforts to obtain a trail easement across City of San Diego property. Construction of the trail would be required when the golf course is redeveloped.

#### Drainage and Water Quality

The proposed project is adjacent to the San Diego River. All runoff from this project will be directed to an existing pond located within the golf course which then discharges the runoff into the San Diego River. Existing drainage generated from areas north of the golf course which currently flows through the golf course will be carried in pipes under the proposed project site and continue to be discharged into the San Diego River.

Water quality will be treated onsite with catch basin inserts, vegetable swales, and sand filters before discharging to the golf course ponds at the southern end of the site. The site design



shall aggressively incorporate the highest standards for water quality treatment to the maximum extent practicable due to the site's proximity to the San Diego River.

The project has been designed so that it will not directly impact the Sycamore Creek drainage east of the driving range or the on-site drainage that is located west of the existing parking lot. A buffer of at least 100 feet is provided between proposed structures and Sycamore Creek and no encroachment occurs into the on-site drainage. For this reason, no impacts to jurisdictional waters of the California Department of Fish and Game and the Army Corp of Engineers will occur.

Flood Damage Prevention: Any proposed development within the 100 year Floodplain shall have a finished floor elevation a minimum of one (1) foot above the 100-year flood level. No grading will occur within the limits of the floodway.

### **Traffic**

Existing Conditions: At present, from Pebble Beach Drive to West Hills Parkway, Carlton Oaks Drive functions as a 2-lane residential collector. There are currently 7,600 average daily vehicle trips (ADT) on Carlton Oaks Drive.

From a historical perspective Carlton Oaks Drive has had the following traffic counts:

1985	-	13,125	ADT	
1988	-	12,600	ADT	
1994	-	6,500	ADT	(Mast Boulevard was extended to SR 52)
2000	-	8,900	ADT	
2003	-	10,400	ADT	
2006	-	7,600	ADT	

The Circulation Element of the General Plan encourages a Level of Service (LOS) of "C" as a threshold for an efficient circulation system and allows approval of a project where an intersection LOS would not drop to LOS E or F after mitigation. The LOS can be adjusted on specific roadways or intersections where appropriate mitigation measures have been applied to minimize effects.

Analysis: A traffic study was prepared for the project area by Linscott, Law, and Greenspan that analyzed street intersections, and roadway segments based on project trip generation. The proposed project for 231 multifamily units and a 24,700 square-foot club house could generate an additional 1,578 Average Daily Trips (ADT) for a combined total of approximately 9,200 ADT on Carlton Oaks Drive. This is more than current operations, but less than in previous years.

The Congestion Management Program (CMP) evaluates large projects in the regional transportation system with a threshold of 2,400 ADT or 200 peak hour trips. The proposed project could generate 1,578 ADT with 126 trips during the morning peak hour and 161 trips during the afternoon peak hour. Since the peak hour trips for the project do not exceed 200 during the AM or PM peak hour, a CMP analysis is not required pursuant to the SANDAG Congestion Management Program.

Intersections: All project intersections operate at an acceptable Level of Service (LOS) except the Mast Blvd./West Hills Parkway intersection, which currently operates at LOS E in the AM



peak hour. With the addition of the project, the direct effect does not change the LOS of this intersection. Nevertheless, a condition of project approval requires a fair share contribution to the City towards traffic improvements at the West Hills Parkway/Mast Boulevard intersection. It is noted that the Mast Boulevard/SR 52 ramps have recently been signalized by Caltrans for improved operations.

In addition based on a signal warrant analysis, as a project condition of approval, a new signalized intersection is required at the intersection of project's entrance (Tuscan Creek Drive) and Carlton Oaks Drive. This signal will be synchronized with other signals on Carlton Oaks Drive (Wethersfield, Pebble Beach Drive). Traffic signal configuration shall include striping and signage to create a dedicated left turn lane for Burning Tree Way and Tuscan Creek Drive, and will allow protected/permissive left turns at the signal. The project is also conditioned to provide signal improvements to the intersections of Carlton Oaks Drive at Fanita and Pebble Beach Drive to allow protected/permissive left turn movements. These improvements ensure that the existing Level of Service D is maintained on Carlton Oaks Drive.

Additionally, the intersection of Carlton Hills and Carlton Oaks Drive will be improved with the re-striping of the east west crosswalks and installation of new ADA compliant push buttons. .

Roadway Segments: Carlton Oaks Drive currently operates at LOS D and would continue to operate at LOS D when traffic from the Tuscan Creek project is added to existing traffic. Development of the Tuscan Creek project is consistent with the Circulation Element of the General Plan which allows the approval of a project which would not result in a decrease of level of service to LOS E or F.

#### General Plan 2020 Traffic Projection

Carlton Oaks Drive is designated as a 4-lane collector in the Circulation Element of the General Plan which has a capacity of 13,700 ADT at LOS A and a capacity of 34,200 ADT at LOS E. At year 2020 the General Plan states that Carlton Oaks Drive between West Hills Parkway and Fanita Parkway will function as a 4-lane collector, operating at LOS A with an average ADT of 10,200. The proposed project will not alter this level of service.

#### Alternative Access

Staff assessed alternative, or additional access to the golf course from Carlton Hills Boulevard, Mission Gorge Road or West Hills Parkway in the context of surrounding site conditions. The site is bounded by the San Diego River, SR-52, existing residential development, a Caltrans mitigation bank, and a 43-acre open space lot east of the golf course. An access road to both Carlton Hills Boulevard and Mission Gorge Road would necessitate crossing habitat preserves which is not feasible given the extent of impacts to sensitive habitat resources.

An access road to West Hills Parkway would necessitate an alignment along the entire length of the golf course which would be visible and close to the rear of the homes along the south side of Inverness Road, due to the narrowness of the area of the golf course that is located between the City of San Diego boundary and the Inverness residential development. In addition, the connection point for access to West Hills Parkway could only occur near the existing intersection of West Hills and Carlton Oaks, which would result in additional traffic delays. For these reasons, alternative or additional access is infeasible.



## **Parking**

Given the range of clubhouse uses, which include a restaurant, pro shop, a banquet room for special events, golf cart storage, golf course offices, and a community room, and the 18-hole golf course, the on-site parking requirement was calculated on an individual use basis to determine the minimum on-site requirement. Based on the code, a minimum of 236 parking spaces are required for the new clubhouse facility/golf course. The project meets the minimum requirement by providing 197 spaces in a parking lot adjacent to the clubhouse, and 46 spaces along Tuscan Creek Drive, totaling 243 spaces.

The minimum on-site parking requirement accounts for all uses occurring simultaneously. However, in most cases, special non-golf related events (weddings, graduation parties) with a high parking demand are held during non-peak hours for golf course operations (late afternoons and evenings). Additionally, golf course players would also visit the restaurant. In projects where the parking field may be shared, the code provides for a written parking agreement that essentially demonstrates that there will be no substantial conflict in the principal hours or periods of peak demand for which parking is jointly used.

The project is conditioned to submit a parking agreement that finalizes and formalizes the proposed on-site parking management plan, to the satisfaction of the City. Key elements of the proposed management plan include:

- Tuscan Creek Drive will be a valet parking street only, parked only during special events (disclosure requirement to residential buyers).
- Special events will be scheduled to ensure that parking is available on the site at all times. Shuttle service, if necessary, will be provided to prevent parking off-site on Carlton Oaks Drive.

The residential project provides 462 parking spaces for residents and 101 guest parking spaces. The number of guest parking spaces exceeds the requirement in the Zoning Ordinance (1 guest space per four units) by 43 spaces.

## **Surrounding Land Use Compatibility**

### **View Impacts**

The views from the existing single family homes on Inverness that abut the golf course, and those on Carlton Oaks Drive that abut the driving range will be modified by the proposed project. Staff has examined the difference in views that would result from both of these adjacent areas, and recommends conditions of approval which ensure that the views of the existing residential development are preserved as much as possible.





**Looking Northeast Toward Carlton Oaks Residences**

Visual effects will be minimized in these areas, as follows:

#### Carlton Oaks Drive

Between the Sycamore Creek bridge and the subject site there are 8 residences that abut the golf course. These homes have back yard views of the driving range through the golf course netting (picture above). The closest motorcourt building will be set 48 feet from the property line, with a two-story element (26 feet in height) to provide a transition in building scale. The project is further conditioned to both protect views and maintain privacy by:

1. Planting of dense landscaping along the property line between the residences and the proposed project.
2. Designing decorative perimeter walls to incorporate open wrought iron or tubular steel where views of the open space park are afforded.
3. A lower grade elevation (difference of 8 to 10 feet) which maintains a two-story scale when viewed from Carlton Oaks Drive.

#### Inverness Road

There are 7 homes on Inverness and 4 on Carlton Oaks Drive between Inverness and the subject property that will have direct views of the residential development and/or club house/parking lot. These homes currently have views of the existing club house, parking lot, and cart storage building, and are separated by a drainage course. This drainage area will remain and continue to provide at least a separation of 140 feet from the existing homes on Inverness Road and the residences.





**Looking West Across Parking Lot Toward Inverness Road**

Where Inverness curves to the west to follow the north boundary of the golf course, unobstructed views of the landscaped greens are provided and these will remain.



**Looking Northwest Toward Inverness From The Golf Course**

The project is conditioned to ensure that:

1. Landscaping along the golf course is trimmed to preserve views.
2. The parking lot is constructed at a grade elevation such that parked vehicles do not dominate views from the closest residences on Inverness.
3. Lighting is non-intrusive and shielded from residences.

### **School Route**

This project will be served by Carlton Oaks School, located at the intersection of Wethersfield Road and Kreiner Way. The most direct and safest route to school for residents of the project would be west on Carlton Oaks Drive for approximately one-quarter mile, then north on



Wethersfield Road for an eighth of a mile. The entire route has existing sidewalks and there is a crosswalk at the intersection of Carlton Oaks Drive and Wethersfield Road.

#### **D. ENVIRONMENTAL REVIEW**

A Mitigated Negative Declaration was available for public review and comment from May 25, 2006 to June 26, 2006. Revisions have been made that include the addition of a traffic signal at the proposed intersection of Tuscan Creek Drive and Burning Tree Way, and clarification of traffic impacts as a result of a reduction in the number of dwelling units (from 260 to 231). Additionally, the reduction in proposed units, from 260 to 231 resulted in less acreage in the Park/Open Space Zone affected by the project, lowered from 1.87 acres to 0.17-acre removed from golf course to accommodate the clubhouse. No new issues were raised that were not fully addressed in the Mitigated Negative Declaration. The project has been designed so that it does not directly impact sensitive environmental areas. A full discussion of the environmental issues is included in the attached initial study. The Mitigated Negative Declaration is recommended for approval.

#### **E. ESTIMATED FEES**

Development of the proposed project will require the payment of \$2,885,903.77 in the following Development Impact Fees.

1. Drainage Fees - \$ 320,958.21
2. Traffic Impact and Traffic Signal Fees - \$ 438,434.56
3. Park In-Lieu Fees - \$ 1,167,657.00
4. Public Facilities Fees - \$ 958,854.00

#### **STAFF RECOMMENDATION**

1. Conduct and close the public hearing.
2. Approve the Mitigated Negative Declaration (AEIS06-12) as complete and in compliance with the provisions of the California Environmental Quality Act (CEQA).
3. Approve Tentative Map TM06-02, Development Review Permit DR06-07, and General Plan Amendment GPA06-01 per the attached Resolutions.
4. Introduce for first reading Zone Reclassification R06-01 per the attached Ordinance.



**FIGURES 1 – 8  
&  
MITIGATED NEGATIVE DECLARATION**

**SEE COPY IN CLERK'S OFFICE  
NOT AVAILABLE ELECTRONICALLY**



**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA  
APPROVING THE APPLICATION OF WILLIAM LYON HOMES FOR TENTATIVE MAP  
TM06-02 TO SUBDIVIDE 21.9 GROSS ACRES INTO  
231 CONDOMINIUM UNITS ON A 17.6-ACRE LOT AND A 4.3-ACRE LOT FOR A NEW  
CLUBHOUSE AND PARKING LOT AT 9200 INWOOD DRIVE IN THE R2, P/OS, AND PD  
ZONES. APN: 383-071-06 & 07; 383-221-01 to 04; 383-241-08; 383-242-01  
(RELATED PROJECT NUMBERS GPA06-01, R06-01, DR06-07)**

**WHEREAS**, on May 19, 2006 William Lyon Homes submitted a complete application for Tentative Map TM06-02 to subdivide 17.6 gross acres into 231 condominium units and a 4.3-acre lot for a golf course clubhouse and parking lot, concurrent with Development Review Permit DR06-07 to construct 231 multi-family dwelling units, a golf course clubhouse and parking lot, General Plan Amendment GPA06-01 and Zone Reclassification R06-01 to change a 0.17-acre portion of the P/OS designation, a 0.21 R2 designated lot, and the 0.19-acre Inwood Drive right-of-way to the PD (Planned Development) designation, as described in Exhibit A, attached hereto; and

**WHEREAS**, the San Diego County Regional Airport Authority (SDRAA) was notified of the proposed general plan amendment and associated zone code amendment that would change the land use designation and zone from P/OS, R2, and right-of-way to PD, and determined that a Determination of Consistency was not required, as documented in an SDRAA letter dated June 2, 2006; and

**WHEREAS**, in accordance with Government Code Section 65352 the California Native Heritage Commission was notified of the proposed General Plan Amendment, Zone Reclassification, Tentative Map, and Development Review Permit and no comments were received; and

**WHEREAS**, pursuant to the requirements of the California Environmental Quality Act (CEQA), an Initial Study was conducted for Development Review Permit DR06-07, Tentative Map TM06-02, General Plan Amendment GPA06-01, and Zone Reclassification R06-01 that determined that the project as designed, and as conditioned to incorporate the mitigation measures specified in the Mitigation Monitoring Program attached hereto as Exhibit B, will not result in a significant adverse impact upon the environment and a Mitigated Negative Declaration was prepared and advertised for public review from May 25, 2006 to June 26, 2006 and no comments were received; and

**WHEREAS**, the Director of Development Services scheduled Tentative Map TM06-02, Development Review Permit DR06-07, General Plan Amendment GPA06-01, Zone Reclassification R06-01, for public hearing on June 28, 2006; and

**WHEREAS**, on June 28, 2006 the City Council held a duly advertised public hearing on Tentative Map TM06-02, Development Review Permit DR06-07, General Plan Amendment GPA06-01, and Zone Reclassification R06-01; and

**WHEREAS**, the City Council considered the Staff Report, and considered all recommendations by staff and public testimony.

**NOW, THEREFORE, BE IT RESOLVED** by the City of Santee City Council, after considering the evidence presented at the public hearing, as follows.

**SECTION 1:** Tentative Map TM06-02 will not result in a significant adverse impact upon the environment and a Mitigated Negative Declaration (AEIS 05-32), dated May 24, 2006, and



associated Mitigation Monitoring Program attached to the Resolution as Exhibit “B” is approved.

**SECTION 2:** The findings, in accordance with the State Subdivision Map Act (Government Code Section 66410 et. seq.) for Tentative Map TM06-02, are made as follows:

- A. The Vesting Tentative Map as conditioned is consistent with the Santee General Plan because:
1. The Tuscan Creek project is consistent with the Land Use Element and the Carlton Oaks Country Club Planned Development Overlay guidelines contained in Section 8.2 - Areas for Special Study land use designation because it is a master development plan consistent with the Carlton Oaks Country Club development guidelines in that:
    - a. The project is a high quality resort and recreation related Planned Development incorporating unique design characteristics, and amenities, and
    - b. The project includes a mixed-use recreation-related development having a primary golf course use and accessory residential use, and
    - c. The proposed residential development is a resort community that is integral to the existing golf course because its residents will utilize the golf course and shared amenities in the new clubhouse such as the community room for homeowners' association meetings and banquet hall for special events, and
    - d. The project provides greater orientation and is compatible with the San Diego River natural feature, and
    - e. The project includes a multipurpose public trail system along the north side of the San Diego River that links existing and planned trails to the east and west of the site, and
  2. The project is consistent with the Circulation Element in that it provides an on-site circulation system which links the internal streets with the existing and planned street network of the City, provides a trail system for pedestrian and bicyclist use and makes provision for bus service into and through the project.
  3. The project is consistent with the Conservation Element in that the proposed project provides a balanced mix of open space uses with development by providing a high-quality recreation resort and accessory residential uses.
- B. The design and improvements required of the proposed development are consistent with all Elements of the Santee General Plan as well as City Ordinances because all necessary services and facilities are, or will be, available to serve this subdivision.
1. On-site drainage improvements will be provided as well as drainage fees (approximately \$ 320,958.21) will be paid for the increase in surface water run-off, and
  2. Traffic Impact and Traffic Signal fees (totaling approximately \$ 438,434.56) will be paid to mitigate the additional traffic resulting from this approval, and
  3. Park-In-Lieu fees (approximately \$ 1,167,657.00) toward the future construction of parks shall be provided to mitigate the impact on City parks, and



4. Public Facilities fees (approximately \$ 958,854.00) will be paid to mitigate the additional impacts on public facilities from this approval.
- C. The site is physically suitable for the type of development and the density proposed, in that the site is large enough to accommodate 231 multi-family dwelling units, a golf course clubhouse with 197 space parking lot, and landscaping, public and private roads, provide setbacks and private yards for the proposed residential units.
- D. The discharge of sewage waste from the subdivision into the Padre Dam Municipal Water District sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board specified by Government Code Section 66474.6.
- E. The design of the Tentative Map is not likely to cause serious public health problems as City water service is available to the property and conditions of approval for the project require certification that the applicant reserve sewer capacity and make payment of fees to insure adequate service to the new homes.
- F. The design of the Tentative Map or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because all of the development site has been disturbed, and the development will maintain at least a 100-wide buffer from adjacent sensitive habitat areas.
- G. The design of the Tentative Map or the type of improvements do not conflict with any easement by the public at large, for access through, or use of property with the proposed subdivision as defined under Government Code Section 66474.
- H. The design of the subdivision has provided, to the extent feasible, for future passive or natural heating or cooling opportunities as defined under Section 66473.1 of the State Subdivision Map Act.
- I. The effects of the subdivision on the housing need for the San Diego region have been considered and balanced against the public service needs of the City of Santee residents and available fiscal and environmental resources. Two hundred thirty-one multi-family residential units will be added to the City's housing inventory.

**SECTION 3:** Tentative Map TM06-02, dated May 19, 2006, and submitted by William Lyon Homes, which will result in a subdivision of 17.6 gross acres into 231 condominium units and a 4.3-acre golf course clubhouse lot at 9200 Inwood Drive within the R2, PD, and P/OS General Plan Designations, is hereby approved, subject to the following conditions:

- A. The applicant shall obtain approval of Development Review Permit DR06-07, General Plan Amendment GPA06-01, and Zone Reclassification R06-01.
- B. Prior to approval of the Final Map, unless other timing is indicated, the subdivider shall complete the following, or have plans submitted and approved, agreements executed and securities posted:
  1. Following project approval the applicant shall schedule with the City project Planner a post approval meeting to discuss the project conditions of approval, timing of design and construction and implementation of the project conditions. The meeting shall be



scheduled within thirty days of project approval and prior to any plan submittals. The applicant should include their project design team including the project architect, their design engineer and their landscape architect.

2. To coordinate with the City Geographic Information System, horizontal and vertical control for all construction drawings, grading plans, landscape plans, street improvement plans, plot plans, etc., shall be obtained from ROS 11252. All plans, exclusive of the map and building plans, shall be prepared at an engineering scale of 1" = 20' unless otherwise approved by the project engineer.
3. The applicant shall include provisions in their design contract with their design consultants that following acceptance by the City, all construction drawings or technical reports accepted by the City, exclusive of architectural building plans, shall become the property of the City. Once accepted, these plans may be freely used, copied or distributed by the City to the public or other agencies as the City may deem appropriate. An acknowledgement of this requirement from the design consultant shall be included on all construction drawings at the time of plan submittal.
4. Obtain the basis of bearings for the Final Map from ROS 11252 and install street survey monumentation (SDRSD M-10) in accordance with San Diego Regional Standards and County mapping standards. All other monumentation shall be in accordance with the Santee Municipal Code and shall be to the satisfaction of the City Engineer.
5. Final Map submittal shall be made to the Department of Development Services Engineering Division. The first and last submittal of the map shall be made by appointment only with the City project engineer administering the map review. Submittal requirements are listed below. Incomplete submittals will not be accepted for plan check.

Please include the following with the first submittal:

- a. Two sets of prints bound and stapled.
- b. Two copies of a current preliminary title report (dated within six months of submittal date).
- c. Two copies of all documents listed in the preliminary title report.
- d. Two copies of all reference maps used to prepare the Final Map.
- e. Two copies of closure calculations for the map.
- f. One copy of the Resolution of Approval for the map.
- g. Map check fees in the amount of \$ 5,000.00.

Please include the following with the last submittal (signature submittal):

- a. Previous submittal check prints.
- b. Two sets of prints bound and stapled.
- c. Two copies of the map in AutoCAD format on separate disk, CD or DVD for incorporation into the City GIS data base.
- d. Mylars of the map with all required signatures and notaries obtained including Padre Dam Municipal Water District if they are to sign the map.



- e. Copies of certified return receipts for all signature omission letters.
  - f. Subdivision Guarantee.
  - g. One certified copy of the recorded boundary adjustment between parcels 1 and 2.
6. If plans are prepared in digital format using computer aided drafting (CAD), then in addition to providing hard copies of the plans the applicant shall submit a copy of the plans in a digital .DXF file format at the time of its approval or as requested by the City Engineer. The digital file shall be based on accurate coordinate geometry calculations. The digital file for the Final map shall specifically include each of the following items in a separate layer:
- a. Lot boundaries.
  - b. Lot numbers.
  - c. Subdivision boundary.
  - d. Right-of-way.
  - e. Street centerlines, and
  - f. Approved street names.
7. Street Improvement Plans shall be submitted to the Department of Development Services Engineering Division and be completed and accepted prior to issuance of a building permit. Prior to the start of construction of any improvements, public or private, within the limits of the public right-of-way, the applicant shall have plans accepted, agreements executed, securities posted and an Encroachment Permit issued. All improvements shall be installed in accordance with City standards and at the applicant's cost unless otherwise indicated. The following improvements are conditioned as part of this development:
- a. Remove all existing driveway aprons and associated apron curbs and sidewalk along the property frontage on Carlton Oaks Drive and replace with new curb, gutter and sidewalks. Repair or replace failed or inadequate pavement to the centerline of the street along the property frontage on Carlton Oaks Drive to the satisfaction of the Director of Development Services.
  - b. Install a traffic signal, signing, and striping at the proposed intersection of Tuscan Creek and Carlton Oaks Drive. Signal installation shall include installation of standard detection loops per City of Santee standards and wireless radio interconnects with the existing traffic signals at Wethersfield Road and at Pebble Beach Drive. Synchronization with the existing traffic signals and installation of the traffic signal, including signing and striping shall be 100% completed and operational to the satisfaction of the Department of Development Services prior to occupancy of the first unit. The traffic signal configuration shall include striping and signage as necessary to provide a dedicated left turn lane for Burning Tree Way and Tuscan Creek Drive and allow protected/permissive left turns at the signal. Signal installation is subject to 50% reimbursement in accordance with Legislative Policy Memorandum LPM 93-1.
  - c. The applicant shall provide signal improvements to the intersection of Carlton Oaks Drive and Fanita Parkway and the intersection of Carlton Oaks Drive and Pebble Beach Drive to allow protected/permissive left turn movements.



Improvements shall be subject to 100% reimbursement in accordance with Legislative Policy Memorandum LPM 93-1 (LPM 93-1).

- d. Construct Tuscan Creek Drive to local street standards (36' curb to curb/56' right-of-way). Show curb, gutter, sidewalks, street lighting, fire hydrants and pedestrian ramps at curbs. The minimum curb radii at the intersection of Tuscan Creek and Carlton Oaks are 40 feet.
- e. Provide street lights on both sides of Carlton Oaks Drive per City of Santee standards between Pebble Beach Drive and Inverness Road. Street light installations on Carlton Oaks Drive are subject to 100% reimbursement in accordance with Legislative Policy Memorandum LPM 93-1.
- f. Contribute a fair share towards improving the intersection of Mast Boulevard / West Hills Parkway to provide geometry as indicated on page 19, Section 12.2.c. MITIGATION, of the Traffic Impact Analysis dated May 23, 2006 prepared by Linscott, Law & Greenspan. The fair share percentage is calculated to be 5%.
- g. On-site water shall be provided by connection to a public system to accommodate public hydrants.
- h. All sewer manhole rims below the 100-year flood elevation, based on Santee adopted flow rates, shall be of watertight construction with locking lids.
- i. Street improvement plans shall be one hundred percent (100%) complete at the time of plan submittal, be prepared in accordance with City guidelines and the requirements set forth herein, and be ready for acceptance by the City. Partial or incomplete submittals will not be accepted for plan check. At the time of plan check submittal the applicant shall schedule an appointment with their designated City project engineer and the applicant's design engineer to review the plan submittal for completeness. The following shall be included as part of the improvement plan submittal package:
  - 1) Six sets of plans bound and stapled.
  - 2) Plan check fees.
  - 3) Preliminary cost estimate for the improvements.
  - 4) One copy of the Resolution of Approval.

Plan check and inspection fees shall be paid in accordance with the City Fee Schedule.

- 8. The applicant shall notify all contractors, subcontractors and material suppliers that the following work schedule restrictions apply to this project:
  - a. No site work, building construction, or related activities, including equipment mobilization will be permitted to start on the project prior to 7:00 am and all work for the day shall be completed by 7:00 pm.
  - b. No work is permitted on Sundays or City Holidays.



- c. No deliveries, including equipment drop off and pick-up, shall be made to the project except between the hours of 8:00 am and 6:00 pm, Monday through Saturday, excluding City Holidays. Deliveries of emergency supplies or equipment necessary to secure the site or protect the public are excluded.
- d. If the applicant fails or is unable to enforce compliance with their contractors, subcontractors and material suppliers regarding the specified work hours, a reduction of permissible work hours may be imposed by the Director of Development Services.
- e. Off-site use within the public right-of-way is prohibited by all contractors, subcontractors, their employees, and employees of the golf course, consultants, golf course members during project construction. Accommodations for parking, materials, storage, mobilizing and site access during construction is restricted from within the public right-of-way. Accommodations are the responsibility of the property owners and shall not impact existing conditions for the adjoining property owners as a result of chosen temporary on-site accommodations. If an unreasonable approach, as determined by the City Engineer, is confirmed to be in effect at the job site a "Stop Work" notice will be issued prohibiting further construction until a plan is developed which is to the satisfaction of the Department of Development Services to accommodate the infracting party.

In addition to the above, the applicant shall erect one or more signs stating the work hour restrictions. Signs shall be installed as may be required, in the vicinity of the project construction trailer if a job site trailer is used, or at such other locations as may be deemed appropriate by the Department of Development Services. The sign shall be a minimum of 24" x 36" and shall be weather proofed. The sign content shall be provided by the Department of Development Services.

- 9. Trench work when required within City streets shall be completed within two weeks of the initial start date, including placement of the final trench patch. Trench plates or temporary pavement placement shall be installed at the end of each work day. Advance warning signs on lighted barricades notifying the public of trench plates and or the uneven pavement shall placed and maintained until permanent pavement repairs are made. The maximum length of time including weekends and holidays that trench plates may remain on the street is 72 hours after which temporary or permanent asphalt paving shall be placed.
- 10. Applicant consents to annexation of the property under development to the Santee Roadway Lighting District and agrees to waive any public notice and hearing of the transfer. Applicant shall pay the necessary annexation costs and upon installation of any street lights required for the development, pay the necessary street light energizing and temporary operating costs.
- 11. A grading permit to allow early subdivision grading in accordance with Section 15.58.170 of the grading Ordinance may be obtained following approval of the tentative map.
- 12. Precise Grading and Landscape plans for the project in accordance with Chapter 15.58 of the Santee Municipal Code. Plans shall be prepared by a registered Civil



engineer in accordance with City standards and shall be drawn at a scale of 1" = 20'.

- a. All recommended measures identified in the approved geotechnical and soil investigations shall be incorporated into the project design and construction.
- b. Submit for approval by the City project engineer, design of all pavement structural sections. Design of flexible pavement shall be designed based on the "R" value method using a minimum traffic index of 5. A higher traffic index may be required in areas subject to frequent truck traffic. Structural sections shall consist of a minimum of 2 inches of asphalt concrete over 6 inches of approved base. Minimum concrete section shall be 5 1/2 inches PCC over compacted, non-expansive soil. Mix design shall be class 520-C-2500. Three originals of a pavement design report prepared in accordance with City Engineering Form 435 – Pavement Design and R-value Test Submittal Procedures shall be submitted to the City project engineer for approval prior to placement of paving or base material.
- c. Waste material generated from grading operations shall be hauled to a legal dumping site as approved by the City Engineer. No spoil material may be stored within the limits of the San Diego River floodway.
- d. Project improvement plans shall be completed to the satisfaction of the Director of Development Services and ready for approval prior to issuance of a grading permit. Plans shall be prepared at a scale of 1" = 20'.
- e. Obtain a grading permit and complete rough grading in accordance with City standards prior to the issuance of any building permits. Finished floor elevations for the clubhouse and all residential structures shall be set a minimum of one foot above the 100-year flood elevation based on Santee adopted flow rates for the San Diego River in accordance with the City Flood Damage Prevention Ordinance.
- f. Plans shall include a note that requires immediate planting of all slopes within sixty days following installation of water mains to serve the project. Slope planting shall be fully established prior to occupancy of any unit.
- g. Plans shall include a fencing plan for the proposed project. Fencing plans shall include the following.
  - 1) All back and side yard fencing for the proposed residential units shall be decorative masonry walls.
  - 2) A six foot high decorative masonry wall on the south property lines of assessor's parcel numbers 383-241-03 through 383-241-07 and on the west property line of assessor's parcel number 383-241-07.
  - 3) A six-foot high tubular steel or wrought iron fence on the south property line of assessor's parcel numbers 383-241-01 and 02.
- h. Landscape Plans shall include the following:
  - 1) Thirty-six (36)-inch box trees along the project's Carlton Oaks Drive street



frontage selected from the City of Santee Permissible Right-of-Way Street Tree List.

- 2) Dense landscaping along the south side of properties identified as assessor's parcel numbers 383-241-03 through 383-241-07, west of assessor's parcel number 383-241-07, and south of proposed buildings four through seven adjacent to the clubhouse parking lot. Landscaping shall include trees shrubs and ground cover to the satisfaction of the Director of Development Services.
  - 3) All landscape areas that are not covered with sod shall have a minimum of four inches of bark mulch groundcover.
- 
- i. All plans shall clearly identify the limits of the Floodway and 100-year Floodplain, including 100 year water surface elevations within the project limits. The Floodway and Floodplain limits and elevations shall be based on the City of Santee adopted discharge rates.
  - j. Provide enlarged details to scale of typical courtyards. Provide dimensioning between buildings and show the proposed driveway widths. A minimum width of 20 feet is required for driveways. The minimum width of 20 feet shall maintain an unobstructed vertical clearance from all and any encroachments including but not limited to decks, overhangs, lighting, abutments, etc.
  - k. A minimum width of 28 feet is required for all proposed drives, excluding private Drives "G" and "H" which will have a minimum width of 24 feet. The minimum width of 28 feet shall maintain an unobstructed vertical clearance from all and any encroachments including but not limited to decks, overhangs, lighting, abutments, etc.
  - l. Grading plans shall be one hundred percent complete at the time of plan check submittal, be prepared in accordance with City guidelines and be ready for acceptance by the City. At the time of plan submittal the applicant shall schedule an appointment with their designated City project engineer and the applicant's design engineer to review the plan submittal for completeness. The following shall be included as part of the grading plan submittal package:
    - 1) Six sets of plans bound and stapled (grading and landscape).
    - 2) Plan check fees.
    - 3) A completed grading permit application.
    - 4) A cost estimate for the cost of construction.
    - 5) Three copies of the Drainage Analysis specified here within.
    - 6) Three copies of the Geotechnical Study specified here within.

All grading shall be completed to the satisfaction of the Director of Development Services. Plan check and inspection fees shall be paid in accordance with the City Fee Schedule.

### 13. Water Quality Control – Drainage and Flood Damage Prevention Design

- a. Provide three copies of a preliminary drainage study prepared by a registered Civil Engineer, with demonstrated expertise in drainage analysis and experience



in fluvial geomorphology and water resources management. Storm drainage shall be designed to adequately convey storm water runoff without damage or flooding of surrounding properties or degradation of water quality.

- b. The drainage study shall identify and calculate storm water runoff quantities expected from the site and upstream of the site and verify the adequacy of all on-site or off-site facilities necessary to discharge this runoff. The drainage system design shall be capable of collecting and conveying all surface water originating within the site, and surface water that may flow onto the site from upstream lands, and shall be in accordance with the latest adopted Master Drainage Plan, the requirements of the City of Santee Public Works Standards, and be based on full development of upstream areas.
- c. The drainage study shall evaluate the project's conditions of concern in accordance with the City of Santee Standard Urban Storm Water Mitigation Plan (SUSMP). The analysis shall consider the project area's location (from the larger watershed perspective), topography, soil and vegetation conditions, percent impervious area, natural infrastructure drainage features and any other relevant hydrologic and environmental factors to be protected specific to the project area's watershed.
- d. As part of the drainage study, a field reconnaissance to observe and report on downstream conditions, including undercutting erosion, slope stability, vegetative stress (due to flooding, erosion, water quality degradation, or loss of water supplies) and the area's susceptibility to erosion or habitat alteration as a result of an altered flow regime.
- e. The drainage study shall compute rainfall runoff characteristics from the project area including, at a minimum, peak flow rate, flow velocity, runoff volume, time of concentration, and retention volume. These characteristics shall be developed for the 2-year and 10-year frequency, Type I storm, of 6-hour or 24-hour duration (whichever is the closer approximation of the site's time of concentration), during critical hydrologic conditions for soil and vegetative cover. The drainage shall report the project's conditions of concern based on the hydrologic and downstream conditions discussed above. Where downstream conditions of concern are identified, the drainage study shall establish that pre-project hydrologic conditions affecting downstream conditions of concern would be maintained by the proposed project, satisfactory to the City, by incorporating in the site design, source control, and treatment control requirements identified in the approved SUSMP Project Plan.
- f. Include in the revised study the contributing basin area which feeds the existing drainage outfall pipe located between parcels, APN 383-221-08 and 383-320-11. Show the existing drainage pipe, outfall and riprap. Identify the upstream drainage basin area which drains to this outfall. At the south end of basin i.d. 200 there is an existing CMP. Show this pipe being abandoned or otherwise account for this drainage by showing the replacement of this pipe and tie into the proposed drainage system with outfall to the San Diego River.



14. Water Quality Control – Post Construction Storm Water Management Compliance

- a. Provide two copies of a Storm Water Management Plan (SWMP) as required by the City of Santee Storm Water Management and Discharge Control Ordinance and in accordance with the City of Santee Standard Urban Storm Water Mitigation Plan (SUSMP). A sample SWMP format and guidelines document is available upon request. All SUSMP requirements developed in the approved SWMP shall be incorporated into the project design.
- b. Develop and implement appropriate Best Management Practices (BMPs) to ensure to the maximum extent practicable (MEP) that the project does not increase pollutant loads from the site. A combination of respective storm water BMPs, including Site Design, Source Control, and Structural Treatment Control after the pollutants and conditions of concern have been identified shall be implemented in accordance with the approved SUSMP Project Plan. The condition of concerns shall be evaluated from the project's drainage study report.
- c. Design Structural Treatment Control BMPs in accordance with the City of Santee SUSMP. In accordance with the San Diego Regional Water Quality Control Board Order No. 2001-01 (San Diego Municipal Storm Water Permit), volume or flow based BMPs shall be designed infiltrate, filter or treat the volume of runoff produced by the 85th percentile 24-hour rainfall or the maximum flow rate of runoff produced by the 85th percentile hourly rainfall intensity. Section V, Step 8 and 9 of the City of Santee SUSMP completely defines the treatment control design requirements.
- d. Provide a copy of an Operation & Maintenance (O&M) plan in accordance with the City of Santee SUSMP. A Storm Water Facilities Maintenance Agreement accepting responsibility for all structural BMP maintenance, repair and replacement as outlined in said O&M plan binding on the land throughout the life of the project will be required prior to issuance of building permit.
- e. Identify and clearly note on the storm water erosion control plan and on all applicable plans the location of all proposed post development devices that will be utilized to address water quality which are referenced in the storm water management report such as catch-basin stenciling, location of vegetated swales with grasspave, vegetated buffer strips, bioswales, installation of aqua-guard catch-basin inserts, proposed locations for the use of rainstore, specify which areas will use gravelpave and the location of water quality inlets. The site design shall aggressively incorporate the highest standards for water quality treatment due to the site's proximity to the San Diego River.

15. Water Quality Control – Construction Storm Water Management Compliance

- a. Provide proof of coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit, 99-08-DWQ) prior to start of construction. This project disturbs 1 or more acres of soil or disturbs less than 1 acre but is part of a larger common plan of development that in total disturbs 1 or more acres. Construction activity subject to this permit



includes clearing, grading and disturbances to the ground such as stockpiling, or excavation.

- b. Provide two copies of a Construction Storm Water Pollution Prevention Plan (SWPPP) as required by the Construction General Permit. The Construction SWPPP should contain a site map(s) which shows the construction site perimeter, existing and proposed buildings, lots, roadways, storm water collection and discharge points, general topography both before and after construction, and drainage patterns across the project. The Construction SWPPP must list Best Management Practices (BMPs) the applicant will use to protect storm water runoff and the placement of those BMPs. Section A of the Construction General Permit completely describes the elements that must be contained in a Construction SWPPP.
16. Provide three copies of geotechnical study prepared in accordance with the requirements of the Santee General Plan. All recommended measures identified in the approved study shall be incorporated into the project design. Copies of the Geotechnical/Seismic Hazard Study for the Safety Element of the Santee General Plan which details, in Table A-1, study criteria necessary to conform to the General Plan requirements, can be purchased from the Department of Development Services Engineering Division.
17. Provide certification to the Director of Development Services that sewer and water can be provided to the site and that financial arrangements have been made to provide said services.
18. The applicant shall comply with all applicable sections of the Municipal Code, Land Development Manual and Public Works Standards of the City of Santee.
19. The applicant shall make the following conveyances on the final map:
  - a. Dedicate to the City of Santee drainage and access easements for all storm drainage improvements proposed for City maintenance.
  - b. Dedicate to the City of Santee a 36 foot wide fire and emergency vehicular access easement over Tuscan Creek Drive.
  - c. Dedicate to the City of Santee a 28 foot wide fire and emergency vehicular access easement over Private Drives "A", "B", "C", "D", "E", "F", and 24 feet over "G" and "H".
  - d. Grant to the City of Santee a traffic signal easement at the intersection of Tuscan Creek and Carlton Oaks Drive.
  - e. Grant to the Public, public utility easements over all private access roads.
  - f. Vacate Inwood Drive as shown on the tentative map in accordance with City requirements and the Streets and Highway Code of the State of California.



20. Applicant shall place all new utilities required to serve the project underground. No overhead facilities or extension of overhead facilities is permitted. In addition, the applicant shall underground all existing overhead utilities on Carlton Oaks Drive from Inverness Road, east, to the west side of the Sycamore Creek bridge.
21. Complete the boundary adjustment along the shared parcel line between APN 383-071-06 and -07 as shown on the tentative map prior to requesting Final Map approval.
22. The applicant shall complete all mitigation measures identified in Exhibit B attached hereto, to the satisfaction of the Director of Development Services.

**SECTION 4:** The terms and conditions of the Tentative Map approval shall be binding upon the permittee and all persons, firms and corporations having an interest in the property subject to this Tentative Map and the heirs, executors, administrators, successors and assigns of each of them, including municipal corporations, public agencies and districts.

**SECTION 5:** The approval of the Tentative Map TM06-02 expires on June 28, 2009 at 5:00 p.m. The Final Map conforming to this conditionally approved Tentative Map TM06-02 shall be filed with the City Council in time so that City Council may approve the Final Map before this approval expires unless a time extension for obtaining such approval of the Final Map is approved as provided by the Santee Subdivision Ordinance. The City Council expressly grants to the Director of Development Services the authority to extend the expiration date of this approval pursuant to Section 17.04.090.B of the Santee Municipal Code, when a request for an extension is filed 60 days prior to the original expiration date.

**SECTION 6:** Pursuant to Government Code Section 66020, the 90 day approval period in which the applicant may protest the imposition of any fees, dedications, reservations, or exactions imposed pursuant to this approval, shall begin on June 28, 2006.

**SECTION 7:** The applicant shall defend (with counsel of City's choice, subject to reasonable approval by the applicant) the City of Santee and its officers, employees and agents from any claim, action, or proceeding against the City and/or its officers, employees or agents to attack, or set aside, void, or annul the approval of the City of Santee concerning this Resolution or any action relating to or arising out of its approval, and further agrees to indemnify and hold harmless from all costs and expenses (including attorney's fees) associated with any such defense.

**SECTION 8:** The City of Santee hereby notifies the applicant that State Law (AB3158), effective January 1, 1991, requires certain projects to pay fees for purposes of funding the California Department of Fish and Game. In order to comply with State Law, the applicant should remit to the City of Santee Department of Development Services, within two (2) working days of the effective date of this approval (the "effective date" being the end of the appeal period, if applicable), a certified check payable to the "County Clerk" in the amount of \$ 1,275.00. This fee includes an authorized County administrative fee of \$25. Failure to remit the required fee in full within the time specified above will result in notification to the State that a fee was required but not paid, and could result in State imposed penalties and recovery under the provisions of the Revenue and Taxation Code. In addition, Section 21089 (b) of the Public Resources Code, and Section 711.4 (c) of the Fish and Game Code, provide that no project shall be operative, vested, or final until the required filing fee is paid.



**ADOPTED** by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 28<sup>th</sup> of June, 2006, by the following roll call vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

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**RANDY VOEPEL, MAYOR**

**ATTEST:**

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**LINDA A. TROYAN, CITY CLERK**

Attachments: Exhibit A – Legal Description  
Exhibit B – Mitigation Monitoring Program



## EXHIBIT A

### PARCEL A:

LOTS 9 THROUGH 13 INCLUSIVE, OF CARLTON COUNTY CLUB ESTATES, UNIT NO. 1, IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 4402, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 25, 1959.

### PARCEL B:

LOT 8 IN CARLTON CLUB ESTATES UNIT NO. 1, IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 4402, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 25, 1959.

EXCEPTING THEREFROM OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER OR THAT MAY BE PRODUCED FROM A DEPTH BELOW 500 FEET OF THE SURFACE OF SAID LAND WITHOUT RIGHT OF ENTRY UPON THE SURFACE OF SAID LAND FOR THE PURPOSES OF MINING, DRILLING, EXPLORING, OR EXTRACTING SUCH OIL, GAS AND OTHER HYDROCARBON SUBSTANCES OR OTHER USE OF OR RIGHTS IN OR TO ANY PORTION OF THE SURFACE OF SAID LAND TO A DEPTH OF 500 FEET BELOW THE SURFACE THEREOF.

### PARCEL C:

PARCEL 1 AND 2 OF PARCEL MAP 16978, IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 19, 1992



## EXHIBIT B

### MITIGATION MONITORING PROGRAM FOR THE TUSCAN CREEK PROJECT (TM06-02/DR06-07/GPA06-01/R06-01)

Section 21081.6 of the Public Resources Code requires that public agencies "adopt a reporting or monitoring program for the changes which it has adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designated to ensure compliance with during project implementation." This mitigation monitoring program has been prepared in conformance with Section 21081.6 of the Public Resources Code.

Non-compliance with any of these conditions, as identified by City staff or a designated monitor, shall result in the issuance of a Cease and Desist Order for all construction activities. The order shall remain in effect until compliance is assured. Non-compliance situations that may occur subsequent to project construction will be addressed on a case-by-case basis and may be subject to penalties according to the City of Santee Municipal Code. When phasing of development has been established, it may be necessary for this Monitoring Program to be amended, with City approval.

#### 1. BIOLOGICAL RESOURCES

##### A. Impacts:

Sensitive Animal Species. The proposed project is not expected to directly impact any sensitive animal species, although some trees on and adjacent to the project site could support raptor nests. Removal of a tree supporting an active raptor nest or any construction within 500 feet of an active raptor nest would be considered a significant impact.

In addition, although surveys within the biological study area did not detect the presence of least Bell's vireo, it is possible that vireo could occupy the southern riparian forest within and adjacent to the eastern project site boundary prior to the commencement of development activities. A significant impact would occur if construction noise exceeds 60 dB(A)  $L_{eq}$  at the edge of occupied least Bell's vireo habitat.

Exotic and Invasive Plant Species. Exotic plants used as landscaping on the project site could potentially spread into native habitats within and/or adjacent to the site. Some non-native plant species are highly invasive and can displace native vegetation, increase flammability and fire frequency, change ground and surface water levels, and adversely affect native wildlife dependent on native plant species. Introduction of exotic or invasive plant species could potentially result in significant indirect impacts to nearby biological resources.

Human Activity. Increase in human activity in the area could result in degradation of nearby native habitats through fragmentation (i.e., creation of roads or trails) and edge effects. In addition, illegal dumping of lawn and garden clippings, trash, and other refuse could occur in on- and off-site native habitat. The habitat within and adjacent to the eastern portion of the project site (particularly the disturbed southern riparian forest)



has the potential to support the federally and state listed endangered least Bell's vireo. Therefore, impacts to native habitats could be significant.

Nighttime Lighting. Nighttime lighting within native habitats can prevent nocturnal wildlife from using an area. Furthermore, it can cause an increased loss in native wildlife (to predators) because nighttime lighting provides nocturnal predators with an unnatural advantage over their prey. Any nighttime lighting from the project that shines directly on native habitat would be a significant impact.

**B. Mitigation:** Implementation of the following mitigation measures would reduce potentially significant direct and indirect impacts to biological resources, as described above, to below a level of significance.

**Bio-1** If construction activities (including demolition and grading activities) would occur during the raptor breeding season (December through June), a preconstruction survey for raptor nests shall be conducted to locate any active raptor nests within 500 feet of the project site. Should construction begin prior to the raptor breeding season and continue into the raptor breeding season, the raptor nest survey shall occur on or near December 1. If no active raptor nest is found, construction may begin. If an active raptor nest is found, no construction activity shall be allowed within 500 feet of the nest until the young have fledged.

**Bio-2** If project construction activities (including demolition and grading activities) would occur within 500 feet of habitat during the least Bell's vireo breeding season (March 15 through September 15), a U.S. Fish and Wildlife Service (USFWS) protocol preconstruction survey shall be conducted during the vireo breeding season to determine the presence/absence of the vireo in habitat located within 500 feet of the proposed construction area. Should construction begin prior to the vireo breeding season and continue into the vireo breeding season, a USFWS protocol survey shall commence on March 15. If the vireo is absent, construction may begin. If the vireo is present, either planned equipment operations shall change or noise barriers shall be erected at the edge of the project site to reduce construction noise levels to no more than 60 dB(A) Leq at the edge of occupied vireo habitat. Construction noise associated with the erection of any noise barrier also shall not exceed 60 dB(A) Leq at the edge of the vireo habitat. A qualified acoustician (possessing a current noise engineer license or registration with monitoring noise level experience for listed animal species) shall be contracted to ensure compliance with noise restrictions.

**Bio-3** Landscaping adjacent to native habitat shall avoid the use of invasive, non-native plants included on List A of the California Invasive Plant Council. Such species shall not be included in any landscaping or erosion control plans for the project. A qualified biologist shall review the landscape plans and confirm the use of appropriate plant materials prior to implementation.

**Bio-4** Native habitat areas on and adjacent to the development areas shall be fenced off during construction activities (including demolition and grading activities) to prevent disturbance of the habitat. All construction workers shall



be instructed during a preconstruction meeting that entry, dumping, and any other disturbance in these areas are prohibited.

**Bio-5** Signs shall be posted along the western and eastern boundaries of the proposed residential development area that prohibit entry into adjacent undeveloped areas, as well as dumping of lawn and garden clippings, trash, and other refuse. A six-foot-tall chain link fence shall be erected along the eastern edge of the development near the potential least Bell's vireo habitat (i.e., disturbed southern riparian forest) to further prevent trespassing into the off-site sensitive habitat area. The fence shall be either powder coated in black or coated with black vinyl to reduce visual impacts.

**Bio-6** Nighttime lighting shall be the minimum necessary for safety and security purposes and shall be shielded and directed to shine downward and away from native habitats.

**C. Monitoring:**

Responsibility:	Applicant (William Lyon Homes)
Inspection:	City of Santee Department of Development Services
Financial:	Applicant

## **2. CULTURAL RESOURCES**

**A. Impacts:**

Archaeological Resources. Project grading would encroach into previously undisturbed soils, which could potentially contain unknown subsurface cultural resources.

Paleontological Resources. Due to the fossiliferous nature of underlying formational materials (Friars Formation and Quaternary-aged Older Alluvium/Terrace Deposits), there is the potential to encounter paleontological resources during grading activities for the project.

**B. Mitigation:** Implementation of the following mitigation measures would reduce potentially significant impacts to cultural resources, as described above, to below a level of significance.

**Cul-1** An archaeological monitoring program shall be implemented during grading activities for the proposed project. The monitoring program shall consist of, but not be limited to, the following measures:

- A qualified archaeologist shall be retained to implement the monitoring program.
- The qualified archaeologist shall attend a pre-grading meeting with construction workers to explain and coordinate the requirements of the monitoring program.



- The archaeological monitor shall be on site to inspect the sidewalls and removed soils during those grading cuts deemed by the monitor to have the potential to impact archaeological resources.
- Isolates and clearly non-significant deposits will be minimally documented in the field and the monitored grading will proceed.
- In the event that potentially significant cultural resources are discovered, the archaeologist shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of the potentially significant cultural resources. The archaeologist shall contact the City at the time of the discovery. The significance of the discovered resources shall be determined by the archaeologist, in consultation with City staff. In the event that significant cultural resources are identified, a research design and data recovery program to mitigate impacts shall be prepared by the consulting archaeologist and approved by City staff, then carried out using professional archaeological methods.
- If any human bones are discovered, the County Coroner shall be contacted. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted in order to determine proper treatment and disposition of the remains.
- Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The archaeological monitor shall determine the amount of material to be recovered for an adequate artifact analysis.
- All cultural material collected during the grading monitoring program shall be processed and curated according to current professional standards. The collections and associated records shall be transferred, including title, to an appropriate curation facility within San Diego County, to be accompanied by payment of the fees necessary for permanent curation.
- A report documenting the field and analysis results and interpreting the artifacts and research data within the research context shall be completed and submitted to the satisfaction of City staff.

**Cul-2** A qualified paleontologist shall be retained to monitor grading activities. The paleontologist shall attend a pre-grading meeting with the construction workers to explain and coordinate the requirements of the monitoring program. The paleontological monitor shall be present during the initial cutting of previously undisturbed formations with high and moderate resource sensitivity deemed by the monitor to have the potential to impact paleontological resources and shall document activity. This record shall be sent to the City each month. Monitoring may be decreased at the discretion of the qualified paleontologist, provided the paleontologist contacts the City and consults with appropriate City staff. The decrease will depend on the rate of excavation, the materials excavated, and the abundance of fossils.



In the event of a significant paleontological discovery, construction activities shall be diverted, redirected, or temporarily halted to allow recovery of fossil remains. The determination of significance shall be at the discretion of the qualified paleontologist. The paleontologist shall immediately notify City staff of such findings at the time of discovery.

The paleontologist shall be responsible for preparation of fossils to a point of curation as defined by the City, and submittal of a letter of acceptance from a local qualified curation facility. If the fossil collection is not accepted by a local qualified facility for reasons other than inadequate preparation of specimens, the project paleontologist shall contact City staff to suggest an alternative disposition of the collection. The paleontologist shall be responsible for the recordation of any discovered fossil sites at the San Diego Natural History Museum.

**C. Monitoring:**

Responsibility:	Applicant (William Lyon Homes)
Inspection:	City of Santee Department of Development Services
Financial:	Applicant

**3. NOISE**

**A. Impact:**

Interior Noise. A significant impact would occur if interior noise levels of the proposed residential buildings would exceed 45 dBA  $L_{dn}$ .

**B. Mitigation:**

**Noise 1** A noise study shall be prepared prior to obtaining buildings permits for the project. This report shall finalize the noise requirements based upon precise grading plans and actual building design specifications. Specifically, this final report shall analyze impacts of interior noise levels at the proposed residential development and clubhouse. If impacts could potentially be significant, then the report will provide noise attenuation recommendations to be incorporated into the building designs to reduce interior noise levels below 45 dBA  $L_{dn}$ .

**C. Monitoring:**

Responsibility:	Applicant (William Lyon Homes)
Inspection:	City of Santee Department of Development Services
Financial:	Applicant

**4. TRANSPORTATION/TRAFFIC**

**A. Impacts:** A traffic impact analysis dated May 23, 2006 was prepared by Linscott, Law & Greenspan, Engineers [LLG] based on the construction of a new 24,700 square-foot clubhouse and 231 multi-family units. The Carlton Oaks golf course receives sole access from Carlton Oaks Drive. Carlton Oaks Drive is classified as a Collector Street, and extends from West Hills Parkway to Stoyer Drive. It is currently constructed as a two-lane divided roadway east of Carlton Hills Boulevard, a four-lane divided roadway



west of Carlton Hills Boulevard to Pebble Beach Drive, and a two-lane with center two-way left-turn lane from Pebble Beach Drive to West Hills Parkway. Between the signalized intersections of Carlton Hills Boulevard and West Hills Parkway with Carlton Oaks Drive, there are three other signalized intersections (Westerfield Road, Pebble Beach Drive and Fanita Parkway).

The existing average daily traffic volume on Carlton Oaks Drive is approximately 11,400 trips. The net increase in trips generated by this project is determined by subtracting the total number of trips that would be created by the new residential units and clubhouse less the traffic generated by the existing 19,000 square-foot clubhouse and 60-room lodge. The project-specific traffic study estimated that the project would generate a net increase of 1,578 average daily trips (ADT) (LLG 2006).

Because intersections along a particular street segment control operations of the segment, key intersections within the project vicinity were analyzed (as opposed to the segments) to determine potential project impacts to the Level of Service (LOS). Level of Service is the term used to denote the different operating conditions which occur on a given roadway segment under various traffic volume loads. LOS designations range from A to F with LOS A representing the best operating conditions and LOS F representing the worst operating conditions. The LLG traffic study analyzed street segments on a daily basis for the City of Santee General Plan buildout without and with project conditions by comparing the buildout Average daily Traffic (ADT) volume to the City of Santee Roadway capacity standards. Carlton Oaks Drive, classified as a Collector in the Circulation Element demonstrates the following relationship between LOS and ADT. The City of Santee Roadway Classifications establish a capacity of 34,200 ADT (LOS E) for Collectors. Table 10-1 of the LLG traffic study indicates Buildout traffic with this project on Carlton Oaks Drive between Fanita Parkway and Carlton Hills Boulevard 20,310 and LOS B, which is significantly less than the capacity for this road. The traffic report analyzes potential project impacts to 21 intersections.

“Near term” traffic is defined as the total traffic volume that would exist when adding existing traffic and the traffic generated by the proposed project. “Near term cumulative” adds to the near term traffic volume the traffic that would be generated by significant projects that could be constructed in the immediate of the proposed project. These projects include the Villages at Fanita, Santee Office Park, and the Sycamore Landfill Master plan Expansion which are described in more detail in the LLG Traffic Impact Analysis. Under the existing plus project plus cumulative projects condition (near-term cumulative), four intersections would operate below LOS D (Table 9-1):

- (1) Mast Boulevard/SR 52 eastbound ramps, which would operate at LOS F during the PM peak hour
- (2) Mast Boulevard/SR 52 westbound ramps, which would operate at LOS F during the AM peak hour and LOS E during the PM peak hour.
- (3) Mast Boulevard/West Hill Parkway, which would operate at LOS F during the AM and PM peak hours

Caltrans has constructed signalization at the intersection of Mast Boulevard and the SR-52 eastbound and westbound ramps. In addition Caltrans is under design with adding a third lane west bound to SRF 52 up to I-15 which will mitigate delays on SR-52 and improve ramp access. This project does not impact level of service at the intersection



Mast Boulevard and West Hills Parkway in and of itself. Nevertheless, the project is conditioned to contribute its fair share toward the improvement of this intersection.

**B. Mitigation:** Implementation of the following mitigation measures would reduce potentially significant traffic impacts, as described above, to below a level of significance.

**Tra-1** The applicant shall provide a dedicated left-turn lane on Carlton Oaks Drive at the project entrance.

**Tra-2** The project applicant shall contribute a fair share toward improving Mast Boulevard/West Hills Parkway to provide the following geometry to the intersection. The fair share percentage is calculated to be 5%:

- Southbound (Landfill Driveway): One left-turn lane, one through lane, and two right-turn lanes with overlap phasing
- Westbound (Mast Boulevard): Two left-turn lanes, two through lanes, and one shared through/right-turn lane. Provide widening with a storage length of 200 feet and required tapers.
- Northbound (West Hills Parkway): Two left-turn lanes, one shared through/right-turn lane, and one dedicated right-turn lane
- Eastbound (Mast Boulevard): Two left-turn lanes, two through lanes, and one shared through/right-turn lane

**Tra-3** The applicant shall install a traffic signal at the intersection of Tuscan Creek Drive and Carlton Oaks Drive.

**C. Monitoring:**

Responsibility:	Applicant (William Lyon Homes)
Inspection:	City of Santee Department of Development Services
Financial:	Applicant



**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE,  
CALIFORNIA APPROVING THE APPLICATION OF WILLIAM LYON HOMES FOR  
GENERAL PLAN AMENDMENT GPA06-01 TO AMEND THE LAND USE ELEMENT OF THE  
SANTEE GENERAL PLAN TO CHANGE THE LAND USE DESIGNATION OF A 0.17-ACRE  
PORTION OF THE SITE DESIGNATED AS PARK/OPEN SPACE, THE 0.19-ACRE  
VACATED PORTION OF INWOOD DRIVE, AND A 0.21 LOW-MEDIUM DENSITY  
RESIDENTIAL (R2) LOT TO THE PLANNED DEVELOPMENT (PD) LAND USE  
DESIGNATION OF A 21.9-ACRE SITE LOCATED AT 9200 INWOOD DRIVE APNS: 383-  
071-06 & 07; 383-221-01 to 04; 383-241-08; 383-242-01 (RELATED CASE FILES: TM06-02,  
DR06-07, AND R06-01)**

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**WHEREAS**, on May 19, 2006 William Lyon Homes submitted a complete application for General Plan Amendment GPA06-01 to change a 0.17-acre portion of the 21.9-acre site designated as Park/Open Space (P\OS), a 0.21-acre lot in the Low-Medium Density Residential (R2) designation, and 0.19-acre vacated portion of Inwood Drive to the Planned Development (PD) land use designation, on the Land Use Plan of the General Plan as shown on Exhibit "A" attached hereto concurrent with, Development Review Permit DR06-07 to construct 231 multi-family residential units, a 24,700 square foot clubhouse with 197- space parking lot, Tentative Map TM06-02 for the subdivision of 21.9 acres into a 4.3 acre lot for the clubhouse and parking lot and a 17.6 lot into 231 condominium units, and Zone Reclassification R06-01 to change a 0.17-acre portion of the site in the Park/Open Space (P\OS) zone, a 0.21-acre lot in the Low-Medium Density Residential (R2) zone, and 0.19-acre vacated portion of Inwood Drive to the Planned Development (PD) zone; and

**WHEREAS**, the proposed amendment to the Land Use Element of the General Plan to change the existing P/OS designation, R2 designated lot, and Inwood Drive right-of-way to the Planned Development (PD) designation is consistent with the goals and objectives of the General Plan because the project proposes the re-development of a clubhouse for a recreation (golf course) use and a multi-family residential use that is accessory and related to the primary recreation use, consistent with Carlton Oaks Country Club Planned Development Designation in the Land Use Element of the General Plan; and

**WHEREAS**, in accordance with Government Code Section 65352 the California Native Heritage Commission was notified of the proposed General Plan Amendment, Zone Reclassification, Tentative Map, and Development Review Permit and no comments were received; and

**WHEREAS**, the San Diego County Regional Airport Authority (SDRAA) was notified of the proposed general plan amendment and associated zone code amendment that would change the land use designation and zone from P/OS, R2, and right-of-way to PD, and determined that a Determination of Consistency was not required, as documented in an SDRAA letter dated June 2, 2006; and

**WHEREAS**, pursuant to the requirements of the California Environmental Quality Act (CEQA), an Initial Study was conducted for Development Review Permit DR06-07, Tentative Map TM06-02, General Plan Amendment GPA06-01, and Zone Reclassification R06-01 that determined that the project as designed, and as conditioned to incorporate the mitigation measures specified in the Mitigation Monitoring Program, will not result in a significant adverse impact upon the environment and a Mitigated Negative Declaration was prepared and



advertised for public review from May 25, 2006 to June 26, 2006 and no comments were received; and

**WHEREAS**, the Director of Development Services scheduled Development Review Permit DR06-07, Tentative Map TM06-02, General Plan Amendment GPA06-01 and Zone Reclassification R06-01 for public hearing on June 28, 2006; and

**WHEREAS**, on June 28, 2006 the City Council held a duly advertised public hearing on Development Review Permit DR06-07, Tentative Map TM06-02, General Plan Amendment GPA06-01, and Zone Reclassification R06-01; and

**WHEREAS**, the City Council considered the Staff Report, considered all recommendations by staff and public testimony.

**NOW, THEREFORE, BE IT RESOLVED** by the City of Santee City Council, after considering the evidence presented at the public hearing, as follows.

**Section 1:** General Plan Amendment GPA06-01 will not result in a significant adverse impact upon the environment and a Mitigated Negative Declaration (AEIS 06-12), dated May 24, 2006, is approved.

**Section 2:** The General Plan Amendment GPA06-01 request is the second amendment to the Land Use Element within the calendar year 2006, consistent with the provisions of Government Code Section 65350 et seq. pertaining to amendments to mandatory elements of the Santee General Plan. The proposed change of the P/OS, R2, and Inwood Drive right-of-way to the PD designation is compatible with surrounding residential and recreation uses and development in keeping with the "Adjacent Land Use Compatibility Guide" of the Land Use Element. The land use designation change to PD - Planned Development is consistent with the proposed project to create multi-family residential development on the existing R2 lot and to construct a portion of the proposed clubhouse and parking lot on the golf course within the portion of the subject property that is designated as Park/Open Space.

**Section 3:** The requested amendment to change a 0.17-acre portion of the 21.9-acre site designated as Park/Open Space (P\OS), a 0.21-acre lot in the Low-Medium Density Residential (R2) designation, and 0.19-acre vacated portion of Inwood Drive to the Planned Development (PD) land use designation as identified in Exhibit A attached hereto and further identified as being located at 9200 Inwood Drive (APN 383-071-06 & 07; 383-221-01 to 04; 383-241-08; 383-242-01) is hereby approved, subject to approval of Tentative Map TM06-02, Development Review Permit DR06-07, and Zone Reclassification R06-01.

**Section 4:** The applicant shall defend (with counsel of City's choice, subject to reasonable approval by the applicant) the City of Santee and its officers, employees and agents from any claim, action, or proceeding against the City and/or its officers, employees or agents to attack, or set aside, void, or annul the approval of the City of Santee concerning this Resolution or any action relating to or arising out of its approval, and further agrees to indemnify and hold harmless from all costs and expenses (including attorney's fees) associated with any such defense.



**ADOPTED** at a Regular Meeting of the City Council of the City of Santee, California, at a Regular Meeting thereof held this 28<sup>th</sup> day of June, 2006 by the following roll call vote, to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

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**RANDY VOEPEL, MAYOR**

**ATTEST:**

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**LINDA A. TROYAN, CITY CLERK**

**Attachment: Exhibit A – Proposed Land Use Map Change**

**SEE COPY IN CLERK'S OFFICE  
NOT AVAILABLE ELECTRONICALLY**



**INITIAL STUDY**

**SEE COPY IN CLERK'S OFFICE**

**NOT AVAILABLE ELECTRONICALLY**



**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE,  
CALIFORNIA APPROVING THE APPLICATION OF WILLIAM LYON HOMES FOR  
DEVELOPMENT REVIEW PERMIT DR06-07 TO  
CONSTRUCT 231 MULTI FAMILY DWELLING UNITS ON A 17.6-ACRE LOT, AND A 24,700  
SQUARE FOOT CLUBHOUSE AND 197-SPACE PARKING LOT ON A 4.3 –ACRE LOT  
LOCATED AT 9200 INWOOD DRIVE IN THE R2, P/OS, AND PD ZONES  
APN: 383-071-06 & 07; 383-221-01 to 04; 383-241-08; 383-242-01  
(RELATED PROJECT NUMBER TM06-02, GPA06-01, AND R06-01)**

**WHEREAS**, on May 19, 2006 William Lyon Homes submitted a complete application for Development Review Permit DR06-07 to construct 231 multi-family dwelling units, a 24,700 square foot golf course club house and 197-space parking lot, concurrent with Tentative Map TM06-02 for the subdivision of 17.6 gross acres into 231 condominium lots and a 4.3 acre clubhouse lot, located in the R2 (Low-Medium Density Residential) Zone, P/OS (Park/Open Space zone), and PD (Planned Development) zone, and General Plan Amendment GPA06-01 and Zone Reclassification R06-01 to change a 0.17-acre portion of the property in the Park/Open Space (P/OS) designation, a 0.21-acre lot in the R2 Low-Medium Density Residential zone, and the 0.19-acre Inwood Drive right-of-way to the PD Planned Development designation; and

**WHEREAS**, the San Diego County Regional Airport Authority (SDRAA) was notified of the proposed general plan amendment and associated zone code amendment that would change the land use designation and zone from P/OS, R2, and right-of-way to PD, and determined that a Determination of Consistency was not required, as documented in an SDRAA letter dated June 2, 2006; and

**WHEREAS**, in accordance with Government Code Section 65352 the California Native Heritage Commission was notified of the proposed General Plan Amendment, Zone Reclassification, Tentative Map, and Development Review Permit and no comments were received; and

**WHEREAS**, pursuant to the requirements of the California Environmental Quality Act (CEQA), an Initial Study was conducted for Development Review Permit DR06-07, Tentative Map TM06-02, General Plan Amendment GPA06-01, and Zone Reclassification R06-01 that determined that the project as designed, and as conditioned to incorporate the mitigation measures specified in the attached Mitigation Monitoring Program, will not result in a significant adverse impact upon the environment and a Mitigated Negative Declaration was prepared and advertised for public review from May 25, 2006 to June 26, 2006 and no comments were received; and

**WHEREAS**, the Director of Development Services scheduled Development Review Permit DR06-07, Tentative Map TM06-02, General Plan Amendment GPA06-01, and Zone Reclassification R06-01 for public hearing on June 28, 2006; and

**WHEREAS**, on June 28, 2006 the City Council held a duly advertised public hearing on Development Review Permit DR06-07, Tentative Map TM06-02, General Plan Amendment GPA06-01, and Zone Reclassification R06-01; and

**WHEREAS**, the City Council considered the Staff Report, and considered all recommendations by staff and public testimony.



**NOW, THEREFORE, BE IT RESOLVED** by the City of Santee City Council, after considering the evidence presented at the public hearing, as follows.

**Section 1:** Development Review Permit DR06-07 will not result in a significant adverse impact upon the environment and a Mitigated Negative Declaration (AEIS 06-12), dated June 28, 2006, and associated Mitigation Monitoring Program attached to the Resolution as “Exhibit A” is approved.

**Section 2:** The findings in accordance with Section 66020(c) of the State Government Code for Development Review Permit DR06-07 are made as follows:

- A. The payment of fees is needed as a direct result of the proposed development to protect the public health, safety and welfare as identified below:
1. Drainage fees (approximately \$ 320,958.21) will be paid to help offset the impact of the project on citywide drainage facilities, and
  2. Traffic Impact and Traffic Signal fees (approximately \$ 438,434.56) will be paid to help offset the impact of the project on citywide circulation facilities, and
  3. Park-in-lieu fees (approximately \$ 1,167,657.00) toward the future construction of parks will be provided to help offset the impact of the project on citywide parks facilities, and
  4. Public Facilities fees (approximately \$ 958,854.00) will be paid to help offset the impact of the project on citywide public facilities.

**Section 3:** The findings in accordance with Section 17.08.080 of the Santee Municipal Code for Development Review Permit DR06-07 are made as follows:

- A. That the proposed project as conditioned meets the purpose and design criteria prescribed in the Zoning Ordinance and the Municipal Code because:
4. The Tuscan Creek project is consistent with the Land Use Element and the Carlton Oaks Country Club Planned Development Overlay guidelines contained in Section 8.2 - Areas for Special Study land use designation because it is a master development plan consistent with the Carlton Oaks Country Club development guidelines in that:
    - f. The project is a high quality resort and recreation related Planned Development incorporating unique design characteristics, and amenities, and
    - g. The project includes a mixed-use recreation-related development having a primary golf course and resort use and accessory residential use, and
    - h. The proposed residential development is a resort community that is integral to the existing golf course because its residents will utilize the golf course and shared amenities in the new clubhouse such as the community room for homeowners' association meetings and banquet hall for special events, and



- i. The project provides greater orientation and is compatible with the San Diego River natural feature, and
  - j. The project includes a multipurpose public trail system along the north side of the San Diego River that links existing and planned trails to the east and west of the site, and
- 5. The project for the primary use of a master planned recreation resort golf course, clubhouse-restaurant and accessory residential component is consistent with the PD Planned Development District in that allowable uses and development standards are established through a Development Review Permit.
- B. That the proposed development is compatible with the Santee General Plan as established by the Carlton Oaks Country Club Planned Development Overlay guidelines contained in Section 8.2 - Areas for Special Study of the Land Use Element of the General Plan, which anticipates that the Carlton Oaks Country Club property will be redeveloped as part of a master development plan with high quality resort and recreation related uses such as a golf course clubhouse and parking lot as primary recreation use and residential use as a related use to the primary recreation use. The proposed residential development is a resort community that is integral to the existing golf course because its residents will utilize the golf course and shared amenities in the new clubhouse such as the community room for homeowners' association meetings and banquet hall for special events.
- C. That the proposed development as conditioned complies with each of the applicable provisions of the Development Code because all development standards are met, and the establishment of the Home Owners' Association will ensure maintenance of the recreational amenities, private streets, common landscaping, and storm water facilities.

**Section 4:** The William Lyon Homes application for Development Review Permit DR06-07 to construct 231 multi-family dwellings, and a 24,700 square-foot golf course clubhouse and parking lot at 9200 Inwood Drive (APN: 383-071-06 & 07; 383-221-01 to 04; 383-241-08; 383-242-01) is hereby approved, subject to the following conditions:

- A. The applicant shall obtain approval of Tentative Map TM06-02, General Plan Amendment GPA06-01, and Zone Reclassification R06-01.
- B. All construction shall be to the satisfaction of the Director of Development Services, and in substantial conformance with the tentative map, preliminary grading plan, and conceptual landscape plan dated June 12, 2006, and floor plans and architectural elevations, dated June 12, 2006 consisting of thirty-four (34) sheets, and with the materials and color samples, except as amended by the conditions contained herein.
- C. The applicant shall comply with all applicable sections of the Municipal Code, Land Development Manual and Public Works Standards of the City of Santee.
- D. Minor or Major Revisions to the Development Review Permit, such as changes to the building elevations, building layout or parking or landscaping design, shall be approved by the Director of Development Services, unless in the Director's judgment a Major Revision should be reviewed by the City Council.



- E. Prior to obtaining a Building Permit to construct any buildings and structures subject to Development Review Permit DR06-07, the applicant shall comply with the following conditions:
1. A Notice of Restrictions shall be recorded which discloses the conditions of Tentative Map TM06-02, Development Review Permit DR06-07, General Plan Amendment GPA06-01, and Zone Reclassification R06-01, and existing zoning regulations to the future property owners. The form and content of said document shall be approved by the Director of Development Services.
  2. Prior to the issuance of a building permit, property Covenants, Conditions, and Restrictions (C, C & R's) shall be submitted to the Department of Development Services for approval by the City Attorney and the Director of Development Services.
  3. The applicant shall pay appropriate fees to the Santee Elementary School District and Grossmont Union High School District.
  4. The applicant shall complete the following, or have plans submitted and approved by the Fire Department. All plans submitted to the Fire Department shall include the Fire Department conditions of approval.
    - a. Emergency Access (During construction). Provide a minimum 26' wide, clear area (no parking), all-weather, paved (or other approved surface) emergency access roadway for the site prior to the delivery of combustible construction materials. Additionally, all underground utilities including fire mains, fire hydrants and fire service underground devices shall be installed prior to the delivery of construction materials. An emergency access plan for the site shall be submitted for approval prior to construction.
    - b. Emergency Access/Fire Lanes. All access roadways throughout the development shall be 28' as previously proposed and designated as fire lanes. This road width was agreed upon along with other factors in lieu of providing secondary fire access to the development. The fire lane width shall be measured curb to curb (or edge of pavement to edge of pavement) and shall extend vertically from grade to the highest point of any structures or obstacles constructed adjacent to the fire lane. No building elements, balconies, drains, projections, or any other object shall encroach into this clear space. The fire lane(s) shall be identified by painting curbs red with white-stenciled letters indicating "NO PARKING – FIRE LANE" every 30 feet along all portions of the fire lane. Red stripes with white stenciled letters shall be painted on the curb or asphalt in front of garages along fire lanes as well. Additionally, signs shall be installed on the edge of the curb indicating the same. Placement of the signs shall be every 75 feet (or other approved spacing), placed in between the curb stenciling. Exact placement shall be approved by the Fire Department prior to installation.
    - c. Any vehicular gates for the project shall be equipped with "Opticom" strobe emergency vehicle access devices and Knox key switches for gate override.



All gates shall also have a manual release device or other means to open the gate upon power failure.

- d. Complex Address Directory. Provide two illuminated directory maps at the entrances to each side of the development. The directories shall be approximately 12 square feet (or other approved size) and show the layout of buildings, building addresses, hydrant locations and FDC locations. The exact design and locations for directory placement shall be approved by the Fire Department prior to installation.
- e. Address numbers shall be placed near the roofline of all structures on the fire access side of the buildings, easily visible from the street. Numbers shall be block style, 15" in height, black in color (or other approved color), in contrast with their background. A Potter, "SASH-120" Horn/Strobe (or equivalent) shall be located below each address placement for indication of fire sprinkler activation. EXACT LOCATION AND COLOR TO BE APPROVED BY THE FIRE DEPARTMENT PRIOR TO INSTALLATION.
- f. Automatic Fire Sprinkler System. All buildings (including the Clubhouse) are required to be constructed with approved automatic fire sprinkler systems installed by a licensed fire sprinkler contractor. Separate plans are required to be submitted to the Fire Department for approval prior to installation. The sprinkler systems throughout the development shall be monitored by an approved central station monitoring company. Contact the Fire Department for specific requirements for the automatic fire sprinkler system. A Potter, "SASH-120" Horn/Strobe (or equivalent) shall be located below each address placement for indication of fire sprinkler activation.
- g. Potter "SASH-120" Exterior Horn/Strobe For Waterflow Notification. Provide a Potter "SASH-120", all weather, exterior horn/strobe (or equivalent) in lieu of exterior bell for audio/visual notification of sprinkler activation. The horn/strobe is to be installed near the address placement for the building. Exact installation location of the horn/strobe is to be determined by the Fire Department prior to installation.
- h. Permanent Sprinkler Calculation Card. A permanent engraved or punched hydraulic calculation card is required for each system, permanently affixed to riser.
- i. Each building or address (equipped with an automatic fire sprinkler system) shall have an enclosed, fire sprinkler riser room or cabinet accessible from the outside of the building or address. The exact size and location of the riser room shall be approved by the Fire Department prior to construction. This room shall contain the fire sprinkler riser(s) for the building/address, pressure gauges for the system, applicable valves, sprinkler head box, "test and drain" inspectors test valve and any diagrams or documentation for the fire protection systems. These rooms shall have exterior locking hardware and a Knox box shall be located at an approved location near the room for easy Fire Department access.



- j. Double Detector Check Valve Assembly/Fire Department Connection (RPDA/FDC). These devices supply water to the automatic fire sprinkler systems and shall be placed in approved locations within 50' of a fire hydrant. The devices may be shared with more than one building when approved. The devices shall be painted red with 2" white-stenciled numbers indicating addresses served. The assemblies shall be equipped with a chain and breakaway locks for security. The concrete pad for the devices shall be constructed per Fire Department standards. Location of these devices shall be approved prior to installation. If the building is equipped with central station monitoring of the sprinkler system, the control valves on the device shall be monitored for tamper of the valves.
- k. Ten (10) commercial fire hydrants are required for the housing component of your project. The additional hydrant shall be placed on Tuscan Creek Drive near Private Drive "A". The hydrants as shown in the locations shown are preliminarily approved. These hydrants shall have two, 2 1/2" ports and one, 4" port, with a minimum fire flow of 2500 gallons per minute for 3 hours.
- l. Three (3) commercial hydrants are required for the Clubhouse in approved locations around the building, within 300' of the building. One of the hydrants shall be within 50' of the fire department connection for the Clubhouse fire sprinkler system. These hydrants shall have two, 2 1/2" ports and one, 4" port, with a minimum fire flow of 3500 gallons per minute for 3 hours.
- m. All hydrants shall be of bronze construction, painted "fire hydrant yellow" and be installed per Padre Dam Water District requirements. The concrete pad for hydrants shall be constructed per Fire Department standards. Exact location of required hydrants is to be determined by the Fire Department prior to installation.
- n. Knox Boxes shall be installed near the riser room and other required location(s). Knox box applications may be obtained from the Fire Department. Approval of the number and exact mounting location shall be determined by the Fire Department prior to installation.
- o. A manual and/or automatic fire alarm system may be required for the buildings (including the Clubhouse). Separate plans shall be submitted to the Fire Department for any fire alarm system(s) or devices for approval prior to installation. The fire alarm control panel or a remote keypad for the system shall be located in the "Fire Riser Room". Plans & documentations for the fire alarm system shall include, manufacturer cut sheets for all fire alarm devices, California State Fire Marshal Listing sheets for all appropriate devices, plans showing locations of all devices, line diagram & point to point diagram of the alarm system and complete battery & voltage drop calculations for the system.
- p. A minimum of one, 2A10BC fire extinguisher shall be located every 75' of travel distance one the first floor of every building, in approved fire



extinguisher cabinets. Exact extinguisher location to be determined by the Fire Department prior to installation.

- q. Hazardous Materials Signage. Provide NFPA 704 signage for labeling of hazardous materials use, handling or storage. Exact location of signage to be approved by the Fire Department prior to installation.
  - r. Structural Measures. Homes built in the UWI shall be built to a one hour fire resistive construction rating. Contact the Fire Department for specific fire protection requirements.
5. Applicant shall obtain Final map approval and record the Final map. Once recorded, the applicant shall within thirty days of recordation, provide one mylar copy of the recorded map to the Department of Development Services Engineering Division together with three printed copies of the map for the City's permanent record. The prints and mylar shall be in accordance with City standards.
6. Following issuance of a grading permit the applicant shall complete rough grading in accordance with the approved grading plans and the recommendations of the project's geotechnical engineer. Following completion of the rough grading and prior to issuance of any building permits, provide three originals of the pad compaction certification from the geotechnical engineer and three originals of the pad elevation certification from the project civil engineer to the City project engineer.
7. All CC&R's shall be submitted to Department of Development Services for approval by the City Attorney and the Director of Development Services and recorded prior to occupancy of any unit to ensure consistency with City codes and applicable project permits and approved plans. A recorded copy shall be provided to Department of Development Services prior to the occupancy of first residential unit. The provisions of the CC&R's shall include the following:
- a. The permittee and all persons, firms or corporations, owning the property subject to this subdivision map, their heirs, administrators, executors, successors, and assigns shall operate, maintain and repair the landscape areas as shown on the Final Map, site plan, and landscape plan in accordance with the approved CC&Rs primarily for the benefit of the residents of the subject development and shall continue to operate, maintain and repair said areas until such time as the operation and maintenance of said areas is assured by some public agency, district, corporation or legal entity approved by the City Council.
  - b. The maintenance and operation of the improvements shall be assured by either vesting fee title in the Association in the subject landscape areas or the granting of an undivided interest in the subject landscape areas to the purchasers of each of the individual dwelling units in the subject development and inclusion in the deeds conveying said individual units such provisions as: covenants running with the land requiring either the association or the owners, their heirs, administrators, successors and assigns to participate in the cost of such maintenance and operation, and



the creation of a legal entity right to assess all owners in the cost of the maintenance and of said facilities and capable of maintaining the improvements and said landscaping and walls, and for the participating of the owners of all dwelling units in the maintenance and enforcement of such provisions.

- c. The statement that the City has the right, but not the obligation, to provide for the maintenance of all slope areas if the homeowner association fails to perform its maintenance obligation by the City, cost for such service shall become a lien upon the property and/or each lot, as appropriate.
  - d. Disclosure of assessments that may be levied against future property owners, such as street lighting districts, or other improvement district assessments.
  - e. A statement that the entitlements contain an approved Landscaping and Wall/Fence Plan pursuant to DR06-07 and that revisions to the perimeter wall/fence plan shall require approval from the Director of Development Services.
  - f. A statement that wood fencing around individual lots shall be prohibited. Use of simulated wood material is allowed.
- 8. Each home shall contain pre-plumbing and a storage space for a solar water heater per requirements of the Energy Code.
- 9. Prior to issuance of a building permit for any residential units on the area of the project site identified as assessor's parcel numbers 383-221-01 through 04, 383-241-08, and 383-242-02, the applicant shall complete one of the following:
  - a. Amend the existing CC&R's recorded over these parcels to remove the restriction which limits construction to single family dwellings not to exceed one story in height, or
  - b. If an amendment is not obtained, the applicant shall revise the plans to address conformance with the CC&Rs to the satisfaction of the Director of Development Services within the affected lots.
- 10. Submit the following disclosure statements for approval by the Director of Development Services. The form shall be on brightly colored bond, 8.5 x 11-inch size and printed in bold letters with a minimum 18-point font:
  - a. Disclosure that the clubhouse community meeting room may be used by residents of the residential units for meetings and special events.
  - b. Disclosure that the use of Tuscan Creek Drive for parking is prohibited except as valet parking for special events in the clubhouse.
  - c. Disclosure that the clubhouse will be used for special events which may create noise and the use of valet parking on Tuscan Creek Drive.
- 11. The applicant shall pay all development impact fees in effect at the time of issuance of building permits. At present, the fees are estimated to be as follows:



RESIDENTIAL (231 units)

a.	Drainage . . . . .	\$ 334,488.00	or	\$ 1,448.00/unit
b.	Traffic . . . . .	\$ 493,878.00	or	\$ 2,138.00/unit
c.	Traffic Signal . . . .	\$ 39,963.00	or	\$ 173.00/unit
d.	Park-in-Lieu . . . . .	\$ 1,201,893.00	or	\$ 5,203.00/unit
e.	Public Facilities. . .	\$ 987,294.00	or	\$ 4,274.00/unit

CLUBHOUSE (24,700 SF)

a.	Drainage . . . . .	\$ 94,750.92 (estimated)
b.	Traffic . . . . .	\$ 140,790.00
c.	Traffic Signal . . . .	\$ 22,724.00

Fee Credits for Existing Uses

Clubhouse, Motel, 6 Single Family Residence

a.	Drainage . . . . .	\$ 108,280.21
b.	Traffic . . . . .	\$ 224,363.40
c.	Traffic Signal . . . . .	\$ 34,557.04
d.	Park-in-Lieu . . . . .	\$ 34,236.00
e.	Public Facilities. . .	\$ 28,440.00

Impact fee amounts shall be calculated in accordance with current fee ordinances in effect at the time of issuance of building permit. The drainage fee shall be calculated based on the actual impermeable area created by the project including off-site street improvements or other improvements beyond the project boundary. Credit for existing structures and impervious areas will be credited towards the impact fees for the proposed development. The applicant shall provide certification of final site and building areas by their engineer of work to be approved by the Director of Development Services for use in calculating the final fee amounts. Fee rates include annual adjustment based on the San Diego Consumer Price Index (CPI).

12. Should a model home complex be desired, the applicant shall submit for and obtain approval of a Temporary Use Permit and comply with the requirements of Subsection 17.06.070 E.2 of the Santee Zoning Ordinance. The Temporary Use Permit must be obtained prior to the issuance of a Building Permit for the model home(s).
13. Prior to issuance of a building permit for the Clubhouse or first Condominium Unit the applicant shall make application to the Federal Emergency Management Agency (FEMA) for a Conditional Letter of Map Revision (CLOMR) for the alterations of the existing flood plain.
14. All mitigation measures identified in Exhibit A attached hereto shall be completed to the satisfaction of the Director of Development Services.
15. Provide a map and schedule identifying project phases to the satisfaction of the



Director of Development Services.

16. Provide a list of proposed color schemes for each building within each development phase of the residential component of the project.
  17. A final parking management plan that regulates the on-site parking for the operation of the golf course clubhouse during periods of peak demand shall be submitted for approval by the Director of Development Services. The management plan shall state that Tuscan Creek Drive will be for valet parking only and used only during special events at the clubhouse.
  18. Submit a revised site plan and architectural drawings showing the following.
    - a. A high quality entry monument feature at the project entrance on Carlton Oaks Drive that includes a decorative water feature at both corners, to the satisfaction of the Director of Development Services.
    - b. Decorative pavers at the entrance and at all intersections in addition to those enhanced pavement areas shown on the preliminary landscape plan dated June 2, 2006 to the satisfaction of the Director of Development Services.
- F. Prior to Issuance of a building permit for the 100<sup>th</sup> unit, the developer shall:
1. Prior to issuance of a building permit for the 100<sup>th</sup> unit, unless other timing is permitted by the Director of Development Services, have plans approved by the City for the grading and improvements of the golf course.
  2. Plan acceptance will only be granted by the City to 100% complete plans which include the following:
    - m. All proposed grading within the golf course as part of the restoration.
    - n. The applicant shall grant and record a twelve (12') foot wide public trail easement across the southern edge of the existing course. The applicant shall use reasonable best efforts to obtain a public trail easement for that portion of the proposed trail that would be located on property owned by the City of San Diego.
    - o. Provide public trail plans to the satisfaction of the City Planner including landscaping, irrigation, amenities and connection to the existing trail system of Mast Boulevard and connection at the west side of West Hills Parkway.
    - p. The applicant shall make application to the Federal Emergency Management Agency (FEMA) for a Conditional Letter of Map Revision (CLOMR) for the alterations within the floodway required to reconstruct the golf course and provide for the public trail.
- G. Prior to any occupancy or use of the premises pursuant to Development Review Permit DR06-07, the following conditions shall be met:



1. Property Covenants, Conditions, and Restrictions (C, C & R's) shall be recorded at the Office of the San Diego County Recorder and a copy of the recorded CC&Rs shall be submitted to the Department of Development Services.
2. Complete construction of all improvements shown on the approved plans to the satisfaction of the Director of Development Services.
3. Plant all new trees in and within 10 feet of the public right-of-way with root control barriers.
4. Clearance for occupancy shall be obtained by signature on the final inspection approval form (Blue Card) from the Department of Development Services (Building Division, Engineering Division and Planning Division), and the Fire Department.
5. Submit to the City a landscape bond in the amount equal to the cost of the privately maintained landscaping and irrigation on the site to ensure growth and maintenance of all landscaping and irrigation improvements within the Landscape Maintenance Easement. The bond shall be held by the City for one (1) year from the date of occupancy or longer if landscaping has not been well established. The bond shall not be released if the slopes do not have 100 percent coverage pursuant to the Municipal Code.
6. Locate and install substantially where they are shown all features shown on the approved site plan, landscape plan, plot plan, and grading plan for fencing, landscaping, and irrigation in accordance with the approved plans and appropriate Santee Municipal Code Section.
7. Place all new utilities on-site underground to the satisfaction of the Director of Development Services.
8. Place building identification and/or addressing on the buildings so as to be plainly visible from the street or access road. Color of identification and/or address shall contrast with the background to the satisfaction of the Fire Department.
9. Prior to occupancy of the Clubhouse or first Condominium Unit the applicant shall obtain a Letter of Map Revision (LOMR) for the fill required for the alteration of the existing flood plain.
10. Complete golf course reconstruction, including installation of the public trail to the satisfaction of the Director of Development Services and in accordance with the approved golf course restoration plans prior to occupancy of the 100th residential unit.
11. Prior to opening the golf course for operation and prior to occupancy of any unit after grading operations are completed, the applicant shall obtain a Letter of Map Revision (LOMR) for the alterations required for reconstruction of the course and



public trail construction.

- H. Upon certification by the Director of Development Services for occupancy or establishment of the use allowed by Development Review Permit DR06-07, the following conditions shall apply:
1. All required landscaping shall be adequately watered and well maintained in a healthy and thriving condition, free from weeds, trash, and debris.
  2. The structures, common areas, driveways and walls/fencing shall be well maintained.
  3. All post construction storm water pollution prevention measures developed for the project shall be well maintained in proper working order.
  4. All groundcover installed pursuant to an approved landscape plan shall provide 100 percent coverage within 9 months of planting or additional landscaping, to be approved by the Director, shall be required in order to meet this standard.
  5. All light fixtures shall be designed and adjusted to reflect light downward, away from any road or street, and away from any adjoining premises, and shall otherwise conform to the requirements of Title 17 of the Santee Municipal Code.
  6. The developer shall provide each property owner with information on the City refuse franchise.
  7. Landscaping shall be trimmed on the golf course, clubhouse, and residential property as necessary to preserve views of adjacent existing single family dwellings to the satisfaction of the Director of Development Services.

**Section 6:** The terms and conditions of this Development Review Permit approval shall be binding upon the permittee and all persons, firms and corporations having an interest in the property subject to this Development Review Permit and the heirs, executors, administrators, successors and assigns of each of them, including municipal corporations, public agencies and districts.

**Section 7:** Pursuant to Government Code Section 66020, the 90 day approval period in which the applicant may protest the imposition of any fees, dedications, reservations, or exactions imposed pursuant to this approval, shall begin on June 28, 2006.

**Section 8:** The applicant shall defend (with counsel of City's choice, subject to reasonable approval by the applicant) the City of Santee and its officers, employees and agents from any claim, action, or proceeding against the City and/or its officers, employees or agents to attack, or set aside, void, or annul the approval of the City of Santee concerning this Resolution or any action relating to or arising out of its approval, and further agrees to indemnify and hold harmless from all costs and expenses (including attorney's fees) associated with any such defense.

**Section 9:** This Development Review Permit expires on June 28, 2009 except where substantial construction has commenced prior to its expiration. If construction of the



development has not commenced within the three-year period, said expiration date may be extended pursuant to a request for time extension received 60 days prior to the original expiration date. The City Council expressly grants to the Director of Development Services the authority to extend the expiration date of this approval pursuant to Section 17.04.090.B of the Santee Municipal Code, when a request for an extension is filed 60 days prior to the original expiration date.

**Section 10:** The City of Santee hereby notifies the applicant that State Law (AB3158), effective January 1, 1991, requires certain projects to pay fees for purposes of funding the California Department of Fish and Game. In order to comply with State Law, the applicant should remit to the City of Santee Department of Development Services, within two (2) working days of the effective date of this approval (the "effective date" being the end of the appeal period, if applicable), a certified check payable to the "County Clerk" in the amount of \$ 1,275.00. This fee includes an authorized County administrative fee of \$25. Failure to remit the required fee in full within the time specified above will result in notification to the State that a fee was required but not paid, and could result in State imposed penalties and recovery under the provisions of the Revenue and Taxation Code. In addition, Section 21089 (b) of the Public Resources Code, and Section 711.4 (c) of the Fish and Game Code, provide that no project shall be operative, vested, or final until the required filing fee is paid.

**ADOPTED** by the City Council of Santee, California, at a Regular Meeting held this 28th day of June, 2006 by the following roll call vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

---

**RANDY VOEPEL, MAYOR**

**ATTEST:**

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**LINDA A. TROYAN, CITY CLERK**

**Attachment: Exhibit A – Mitigation Monitoring Program**



## EXHIBIT A

### MITIGATION MONITORING PROGRAM FOR THE TUSCAN CREEK 231-UNIT CONDOMINIUM DEVELOPMENT (TM06-02/DR06-07/GPA06-01/R06-01/AEIS 05-32)

Section 21081.6 of the Public Resources Code requires that public agencies "adopt a reporting or monitoring program for the changes which it has adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designated to ensure compliance with during project implementation." This mitigation monitoring program has been prepared in conformance with Section 21081.6 of the Public Resources Code.

Non-compliance with any of these conditions, as identified by City staff or a designated monitor, shall result in the issuance of a Cease and Desist Order for all construction activities. The order shall remain in effect until compliance is assured. Non-compliance situations that may occur subsequent to project construction will be addressed on a case-by-case basis and may be subject to penalties according to the City of Santee Municipal Code. When phasing of development has been established, it may be necessary for this Monitoring Program to be amended, with City approval.

#### 1. BIOLOGICAL RESOURCES

##### B. Impacts:

Sensitive Animal Species. The proposed project is not expected to directly impact any sensitive animal species, although some trees on and adjacent to the project site could support raptor nests. Removal of a tree supporting an active raptor nest or any construction within 500 feet of an active raptor nest would be considered a significant impact.

In addition, although surveys within the biological study area did not detect the presence of least Bell's vireo, it is possible that vireo could occupy the southern riparian forest within and adjacent to the eastern project site boundary prior to the commencement of development activities. A significant impact would occur if construction noise exceeds 60 dB(A)  $L_{eq}$  at the edge of occupied least Bell's vireo habitat.

Exotic and Invasive Plant Species. Exotic plants used as landscaping on the project site could potentially spread into native habitats within and/or adjacent to the site. Some non-native plant species are highly invasive and can displace native vegetation, increase flammability and fire frequency, change ground and surface water levels, and adversely affect native wildlife dependent on native plant species. Introduction of exotic or invasive plant species could potentially result in significant indirect impacts to nearby biological resources.

Human Activity. Increase in human activity in the area could result in degradation of nearby native habitats through fragmentation (i.e., creation of roads or trails) and edge effects. In addition, illegal dumping of lawn and garden clippings, trash, and other refuse could occur in on- and off-site native habitat. The habitat within and adjacent to the eastern portion of the project site (particularly the disturbed southern riparian forest)



has the potential to support the federally and state listed endangered least Bell's vireo. Therefore, impacts to native habitats could be significant.

Nighttime Lighting. Nighttime lighting within native habitats can prevent nocturnal wildlife from using an area. Furthermore, it can cause an increased loss in native wildlife (to predators) because nighttime lighting provides nocturnal predators with an unnatural advantage over their prey. Any nighttime lighting from the project that shines directly on native habitat would be a significant impact.

**C. Mitigation:** Implementation of the following mitigation measures would reduce potentially significant direct and indirect impacts to biological resources, as described above, to below a level of significance.

**Bio-1** If construction activities (including demolition and grading activities) would occur during the raptor breeding season (December through June), a preconstruction survey for raptor nests shall be conducted to locate any active raptor nests within 500 feet of the project site. Should construction begin prior to the raptor breeding season and continue into the raptor breeding season, the raptor nest survey shall occur on or near December 1. If no active raptor nest is found, construction may begin. If an active raptor nest is found, no construction activity shall be allowed within 500 feet of the nest until the young have fledged.

**Bio-2** If project construction activities (including demolition and grading activities) would occur within 500 feet of habitat during the least Bell's vireo breeding season (March 15 through September 15), a U.S. Fish and Wildlife Service (USFWS) protocol preconstruction survey shall be conducted during the vireo breeding season to determine the presence/absence of the vireo in habitat located within 500 feet of the proposed construction area. Should construction begin prior to the vireo breeding season and continue into the vireo breeding season, a USFWS protocol survey shall commence on March 15. If the vireo is absent, construction may begin. If the vireo is present, either planned equipment operations shall change or noise barriers shall be erected at the edge of the project site to reduce construction noise levels to no more than 60 dB(A) Leq at the edge of occupied vireo habitat. Construction noise associated with the erection of any noise barrier also shall not exceed 60 dB(A) Leq at the edge of the vireo habitat. A qualified acoustician (possessing a current noise engineer license or registration with monitoring noise level experience for listed animal species) shall be contracted to ensure compliance with noise restrictions.

**Bio-3** Landscaping adjacent to native habitat shall avoid the use of invasive, non-native plants included on List A of the California Invasive Plant Council. Such species shall not be included in any landscaping or erosion control plans for the project. A qualified biologist shall review the landscape plans and confirm the use of appropriate plant materials prior to implementation.

**Bio-4** Native habitat areas on and adjacent to the development areas shall be fenced off during construction activities (including demolition and grading activities) to prevent disturbance of the habitat. All construction workers shall



be instructed during a preconstruction meeting that entry, dumping, and any other disturbance in these areas are prohibited.

**Bio-5** Signs shall be posted along the western and eastern boundaries of the proposed residential development area that prohibit entry into adjacent undeveloped areas, as well as dumping of lawn and garden clippings, trash, and other refuse. A six-foot-tall chain link fence shall be erected along the eastern edge of the development near the potential least Bell's vireo habitat (i.e., disturbed southern riparian forest) to further prevent trespassing into the off-site sensitive habitat area. The fence shall be either powder coated in black or coated with black vinyl to reduce visual impacts.

**Bio-6** Nighttime lighting shall be the minimum necessary for safety and security purposes and shall be shielded and directed to shine downward and away from native habitats.

**C. Monitoring:**

Responsibility:	Applicant (William Lyon Homes)
Inspection:	City of Santee Department of Development Services
Financial:	Applicant

## **5. CULTURAL RESOURCES**

**B. Impacts:**

Archaeological Resources. Project grading would encroach into previously undisturbed soils, which could potentially contain unknown subsurface cultural resources.

Paleontological Resources. Due to the fossiliferous nature of underlying formational materials (Friars Formation and Quaternary-aged Older Alluvium/Terrace Deposits), there is the potential to encounter paleontological resources during grading activities for the project.

**B. Mitigation:** Implementation of the following mitigation measures would reduce potentially significant impacts to cultural resources, as described above, to below a level of significance.

**Cul-1** An archaeological monitoring program shall be implemented during grading activities for the proposed project. The monitoring program shall consist of, but not be limited to, the following measures:

- A qualified archaeologist shall be retained to implement the monitoring program.
- The qualified archaeologist shall attend a pre-grading meeting with construction workers to explain and coordinate the requirements of the monitoring program.



- The archaeological monitor shall be on site to inspect the sidewalls and removed soils during those grading cuts deemed by the monitor to have the potential to impact archaeological resources.
- Isolates and clearly non-significant deposits will be minimally documented in the field and the monitored grading will proceed.
- In the event that potentially significant cultural resources are discovered, the archaeologist shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of the potentially significant cultural resources. The archaeologist shall contact the City at the time of the discovery. The significance of the discovered resources shall be determined by the archaeologist, in consultation with City staff. In the event that significant cultural resources are identified, a research design and data recovery program to mitigate impacts shall be prepared by the consulting archaeologist and approved by City staff, then carried out using professional archaeological methods.
- If any human bones are discovered, the County Coroner shall be contacted. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted in order to determine proper treatment and disposition of the remains.
- Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The archaeological monitor shall determine the amount of material to be recovered for an adequate artifact analysis.
- All cultural material collected during the grading monitoring program shall be processed and curated according to current professional standards. The collections and associated records shall be transferred, including title, to an appropriate curation facility within San Diego County, to be accompanied by payment of the fees necessary for permanent curation.
- A report documenting the field and analysis results and interpreting the artifacts and research data within the research context shall be completed and submitted to the satisfaction of City staff.

**Cul-2** A qualified paleontologist shall be retained to monitor grading activities. The paleontologist shall attend a pre-grading meeting with the construction workers to explain and coordinate the requirements of the monitoring program. The paleontological monitor shall be present during the initial cutting of previously undisturbed formations with high and moderate resource sensitivity deemed by the monitor to have the potential to impact paleontological resources and shall document activity. This record shall be sent to the City each month. Monitoring may be decreased at the discretion of the qualified paleontologist, provided the paleontologist contacts the City and consults with appropriate City staff. The decrease will depend on the rate of excavation, the materials excavated, and the abundance of fossils.



In the event of a significant paleontological discovery, construction activities shall be diverted, redirected, or temporarily halted to allow recovery of fossil remains. The determination of significance shall be at the discretion of the qualified paleontologist. The paleontologist shall immediately notify City staff of such findings at the time of discovery.

The paleontologist shall be responsible for preparation of fossils to a point of curation as defined by the City, and submittal of a letter of acceptance from a local qualified curation facility. If the fossil collection is not accepted by a local qualified facility for reasons other than inadequate preparation of specimens, the project paleontologist shall contact City staff to suggest an alternative disposition of the collection. The paleontologist shall be responsible for the recordation of any discovered fossil sites at the San Diego Natural History Museum.

**C. Monitoring:**

Responsibility:	Applicant (William Lyon Homes)
Inspection:	City of Santee Department of Development Services
Financial:	Applicant

**6. NOISE**

**A. Impact:**

Interior Noise. A significant impact would occur if interior noise levels of the proposed residential buildings would exceed 45 dBA  $L_{dn}$ .

**B. Mitigation:**

**Noise 1** A noise study shall be prepared prior to obtaining buildings permits for the project. This report shall finalize the noise requirements based upon precise grading plans and actual building design specifications. Specifically, this final report shall analyze impacts of interior noise levels at the proposed residential development and clubhouse. If impacts could potentially be significant, then the report will provide noise attenuation recommendations to be incorporated into the building designs to reduce interior noise levels below 45 dBA  $L_{dn}$ .

**C. Monitoring:**

Responsibility:	Applicant (William Lyon Homes)
Inspection:	City of Santee Department of Development Services
Financial:	Applicant

**7. TRANSPORTATION/TRAFFIC**

**A. Impacts:** A traffic impact analysis dated May 23, 2006 was prepared by Linscott, Law & Greenspan, Engineers [LLG] based on the construction of a new 24,700 square-foot clubhouse and 231 multi-family units. The Carlton Oaks golf course receives sole access from Carlton Oaks Drive. Carlton Oaks Drive is classified as a Collector Street, and extends from West Hills Parkway to Stoyer Drive. It is currently constructed as a two-lane divided roadway east of Carlton Hills Boulevard, a four-lane divided roadway



west of Carlton Hills Boulevard to Pebble Beach Drive, and a two-lane with center two-way left-turn lane from Pebble Beach Drive to West Hills Parkway. Between the signalized intersections of Carlton Hills Boulevard and West Hills Parkway with Carlton Oaks Drive, there are three other signalized intersections (Westerfield Road, Pebble Beach Drive and Fanita Parkway).

The existing average daily traffic volume on Carlton Oaks Drive is approximately 11,400 trips. The net increase in trips generated by this project is determined by subtracting the total number of trips that would be created by the new residential units and clubhouse less the traffic generated by the existing 19,000 square-foot clubhouse and 60-room lodge. The project-specific traffic study estimated that the project would generate a net increase of 1,578 average daily trips (ADT) (LLG 2006).

Because intersections along a particular street segment control operations of the segment, key intersections within the project vicinity were analyzed (as opposed to the segments) to determine potential project impacts to the Level of Service (LOS). Level of Service is the term used to denote the different operating conditions which occur on a given roadway segment under various traffic volume loads. LOS designations range from A to F with LOS A representing the best operating conditions and LOS F representing the worst operating conditions. The LLG traffic study analyzed street segments on a daily basis for the City of Santee General Plan buildout without and with project conditions by comparing the buildout Average daily Traffic (ADT) volume to the City of Santee Roadway capacity standards. Carlton Oaks Drive, classified as a Collector in the Circulation Element demonstrates the following relationship between LOS and ADT. The City of Santee Roadway Classifications establish a capacity of 34,200 ADT (LOS E) for Collectors. Table 10-1 of the LLG traffic study indicates Buildout traffic with this project on Carlton Oaks Drive between Fanita Parkway and Carlton Hills Boulevard 20,310 and LOS B, which is significantly less than the capacity for this road. The traffic report analyzes potential project impacts to 21 intersections.

“Near term” traffic is defined as the total traffic volume that would exist when adding existing traffic and the traffic generated by the proposed project. “Near term cumulative” adds to the near term traffic volume the traffic that would be generated by significant projects that could be constructed in the immediate of the proposed project. These projects include the Villages at Fanita, Santee Office Park, and the Sycamore Landfill Master plan Expansion which are described in more detail in the LLG Traffic Impact Analysis. Under the existing plus project plus cumulative projects condition (near-term cumulative), four intersections would operate below LOS D (Table 9-1):

- (1) Mast Boulevard/SR 52 eastbound ramps, which would operate at LOS F during the PM peak hour
- (2) Mast Boulevard/SR 52 westbound ramps, which would operate at LOS F during the AM peak hour and LOS E during the PM peak hour.
- (3) Mast Boulevard/West Hill Parkway, which would operate at LOS F during the AM and PM peak hours

Caltrans has constructed signalization at the intersection of Mast Boulevard and the SR-52 eastbound and westbound ramps. In addition Caltrans is under design with adding a third lane west bound to SR 52 up to I-15 which will mitigate delays on SR-52 and improve ramp access. This project does not impact level of service at the intersection



Mast Boulevard and West Hills Parkway in and of itself. Nevertheless, the project is conditioned to contribute its fair share toward the improvement of this intersection.

**B. Mitigation:** Implementation of the following mitigation measures would reduce potentially significant traffic impacts, as described above, to below a level of significance.

**Tra-1** The applicant shall provide a dedicated left-turn lane on Carlton Oaks Drive at the project entrance.

**Tra-2** The project applicant shall contribute a fair share toward improving Mast Boulevard/West Hills Parkway to provide the following geometry to the intersection. The fair share percentage is calculated to be 5%:

- Southbound (Landfill Driveway): One left-turn lane, one through lane, and two right-turn lanes with overlap phasing
- Westbound (Mast Boulevard): Two left-turn lanes, two through lanes, and one shared through/right-turn lane. Provide widening with a storage length of 200 feet and required tapers.
- Northbound (West Hills Parkway): Two left-turn lanes, one shared through/right-turn lane, and one dedicated right-turn lane
- Eastbound (Mast Boulevard): Two left-turn lanes, two through lanes, and one shared through/right-turn lane.

**Tra-3** The applicant shall install a traffic signal at the intersection of Tuscan Creek Drive and Carlton Oaks Drive.

**C. Monitoring:**

Responsibility:	Applicant (William Lyon Homes)
Inspection:	City of Santee Department of Development Services
Financial:	Applicant



AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTEE,  
CALIFORNIA, REGARDING THE ZONE RECLASSIFICATION R06-01 FOR THE TUSCAN  
CREEK PROJECT LOCATED ON A 21.9-ACRE SITE  
AT 9200 INWOOD DRIVE  
APN: 383-071-06 & 07; 383-221-01 to 04; 383-241-08; 383-242-01

**(RELATED CASE FILES: TM06-02, DR06-07, AND GPA06-01)**

**WHEREAS**, on May 19, 2006 William Lyon Homes submitted a complete application for a Zone Reclassification R06-01 to change the zone designation of a 0.17-acre portion of the Park/Open Space zone, the 0.19-acre vacated portion of Inwood Drive, and a 0.21-acre lot in the Low-Medium Density Residential (R2) zone to the Planned Development (PD) zone on the City Zoning District Map as shown on Exhibit "A" attached hereto, concurrent with Development Review Permit DR06-07 to construct 231 multifamily residential units and a 24,700 square-foot golf course clubhouse and parking lot, Tentative Map TM06-02 for the subdivision of 21.9 gross acres into a 17.6 acre lot for 231 condominium units and a 4.3-acre lot for the clubhouse and parking lot, and General Plan Amendment GPA06-01 to change the land use designation of a 0.17-acre portion of the site in the Park/Open Space designation, the 0.19-acre vacated portion of Inwood Drive, and a 0.21-acre lot in the Low-Medium Density Residential (R2) zone to the Planned Development (PD) zone at 9200 Inwood Drive; and

**WHEREAS**, the proposed amendment to the Land Use Element of the General Plan to change the existing P/OS and R2 zone designations, and public right-of-way to the PD – Planned Development zone designation is consistent with the goals and objectives of the General Plan because the Carlton Oaks Country Club Planned Development designation of the Land Use Element of the General Plan allows recreational development with accessory land uses including residential development that are related to the primary recreational land use; and

**WHEREAS**, in accordance with Government Code Section 65352 the California Native Heritage Commission was notified of the proposed General Plan Amendment, Zone Reclassification, Tentative Map, and Development Review Permit and no comments were received; and

**WHEREAS**, the San Diego County Regional Airport Authority (SDRAA) was notified of the proposed general plan amendment and associated zone code amendment that would change the land use designation and zone from P/OS, R2, and right-of-way to PD, and determined that a Determination of Consistency was not required, as documented in an SDRAA letter dated June 2, 2006; and

**WHEREAS**, pursuant to the requirements of the California Environmental Quality Act (CEQA), an Initial Study was conducted for Development Review Permit DR06-07, Tentative Map TM06-02, General Plan Amendment GPA06-01, and Zone Reclassification R06-01 that determined that the project as designed, and as conditioned to incorporate the mitigation measures specified in the Mitigation Monitoring Program, will not result in a significant adverse impact upon the environment and a Mitigated Negative Declaration was prepared and advertised for public review from May 25, 2006 to June 26, 2006 and no comments were received; and



**WHEREAS**, the Director of Development Services scheduled Development Review Permit DR06-07, Tentative Map TM06-02, General Plan Amendment GPA06-01 and Zone Reclassification R06-01 for public hearing on June 28, 2006; and

**WHEREAS**, on June 28, 2006 the City Council held a duly advertised public hearing on Development Review Permit DR06-07, Tentative Map TM06-02, General Plan Amendment GPA06-01, and Zone Reclassification R06-01; and

**WHEREAS**, the City Council considered the Staff Report, considered all recommendations by staff and public testimony.

**NOW, THEREFORE, BE IT RESOLVED** by the City of Santee City Council, after considering the evidence presented at the public hearing, as follows.

**Section 1:** The Zone Reclassification R06-01 will not result in a significant adverse impact upon the environment and the Mitigated Negative Declaration dated May 24, 2006, is approved.

**Section 2:** The Zone Reclassification R06-01 request to change the zone designation of a 0.17-acre portion of the Park/Open Space zone, the 0.19-acre vacated portion of Inwood Drive, and a 0.21-acre lot in the Low-Medium Density Residential (R2) zone to the Planned Development (PD) zone is in keeping with the "Adjacent Land Use Compatibility Guide" of the Santee General Plan Land Use Element because surrounding zones and development are a mix of multi-family and single family residential, and open space uses.

**Section 3:** The Zoning District Map of the City is hereby amended to change the zone designation of a 0.17-acre portion of the Park/Open Space zone, the 0.19-acre vacated portion of Inwood Drive, and a 0.21-acre lot in the Low-Medium Density Residential (R2) zone to the Planned Development (PD) zone as shown in Exhibit A attached hereto.

**INTRODUCED AND FIRST READ** at a Regular Meeting of the City Council of the City of Santee, California, held the 28th day of June 2006, and thereafter



**ADOPTED** at a Regular Meeting of said City Council held the 12th of July, 2006, by the following vote, to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

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**RANDY VOEPEL, MAYOR**

**ATTEST:**

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**LINDA A. TROYAN, CITY CLERK**

**Attachment: Exhibit A – Proposed Zoning Map Change**



**TUSCAN CREEK ARTICLE**

**SEE COPY IN CLERK'S OFFICE**

**NOT AVAILABLE ELECTRONICALLY**



**MEETING DATE** June 28, 2006

**AGENDA ITEM NO. 2B**

**ITEM TITLE** PUBLIC HEARING FOR THE FY2006-07 TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT ANNUAL LEVY OF ASSESSMENTS

**DIRECTOR/DEPARTMENT** Melanie Kush, City Planner

**SUMMARY** Tonight's Public Hearing for the Town Center Landscape Maintenance District ("TCLMD") FY2006-07 annual levy of assessments is the third and final in the annual assessment process. On April 12, 2006, Council initiated proceedings and ordered an Engineer's Report for TCLMD's annual levy of assessments. During the May 24, 2006 meeting, Council accepted the Engineer's Report and set tonight's meeting for the required Public Hearing.

Established in late 1987, TCLMD was originally comprised of parcels immediately contiguous to Town Center Parkway. In FY1989-90, TCLMD was expanded to include the 89-unit The Lakes Condominiums. In FY1990-91, TCLMD annexed the 36-home San Remo Subdivision. In FY1992-93, TCLMD annexed the mixed-use development called Mission Creek. FY2003-04 saw the annexation of Trolley Square and The Hartford property. TCLMD now has six separate zones – A through F - each with their own unique landscaping and subsequent assessments.

In the Town Center Parkway, The Lakes, San Remo and Mission Creek zones, landscaping is maintained by contract forces paid for by property owner assessments. Trolley Square and The Hartford property owners are responsible for their own maintenance and have a "zero" assessment at this time. If not maintained to City standards, the City can assume maintenance responsibilities and assess the property owners accordingly to defray its expenses.

FY2006-07's proposed assessments are the same as last fiscal year's, due primarily to ongoing savings from a new maintenance contract let in late calendar year 2004. Assessments for Town Center Parkway and Mission Creek remain well below the voter-approved maximums for each zone.

**FINANCIAL STATEMENT** \$262,482 will be assessed upon property owners to cover maintenance, engineering and administration costs. \$23,011 will be budgeted within the Gas Tax Fund for the City's share of expenses.

**ACCOUNT NO.** Town Center Landscape District; Gas Tax

**RECOMMENDATION** Adopt Resolution authorizing the FY2006-07 assessments.

**BOARD/COMMISSION RECOMMENDATION** Vote from May 24, 2006 approving Engineer's Report, declaring Council's intention to levy, and setting Public Hearing date (Resos #37-2006, #38-2006): AYES: Dale, Jones, Minto, Ryan, Voepel; NOES: None; ABSENT: None.

**ATTACHMENTS (Listed Below)**  
Resolution



**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE  
CONFIRMING A DIAGRAM AND ASSESSMENT AND PROVIDING FOR THE FY2006-07  
TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT  
ANNUAL LEVY OF ASSESSMENTS**

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**WHEREAS**, the City Council of the City of Santee, has initiated proceedings for the annual levy of the assessments for a street lighting and landscaping district pursuant to the terms and provisions of the "Landscaping and Lighting Act of 1972", being Part 2 of Division 15 of the Streets and Highways Code of the State of California, in a district known and designated as **TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT**; and

**WHEREAS**, the City Council has ordered the preparation of an Engineer's Report ("Report") and the City Engineer has prepared and filed with this City Council said Report pursuant to law for its consideration and subsequently thereto this City Council did adopt its Resolution of Intention to levy and collect assessments for the next ensuing fiscal year relating to the Town Center Landscape Maintenance District ("District"), and further did proceed to give notice to the time and place for a Public Hearing on all matters relating to said annual levy of the proposed assessment; and

**WHEREAS**, at this time, this City Council has heard all testimony and evidence and is desirous of proceeding with said annual levy of assessments.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Santee:

**SECTION 1.** That the above recitals are all true and correct.

**SECTION 2.** That upon the conclusion of the Public Hearing, written protests filed, and not withdrawn did not represent property owners owning more than fifty percent of the area of assessable lands within the District, and said protests are overruled and denied.

**SECTION 3.** That this City Council hereby confirms the diagram and assessment as submitted and orders the annual levy of the assessment for street lighting purposes for the ensuing fiscal year and in the amounts as set forth in the Report and as referred to in the Resolution of Intention as previously adopted relating to said annual assessment levy.

**SECTION 4.** That the diagram and assessment for street lighting purposes as set forth and contained in said Report are hereby confirmed and adopted by this City Council.

**SECTION 5.** That the adoption of this Resolution constitutes the levy of the assessment for the Fiscal Year 2006-07.

**SECTION 6.** That the estimates of costs, the assessment diagram, the assessments and all other matters as set forth in the Report, pursuant to said "Landscaping and Lighting Act of 1972", as submitted, are hereby approved, adopted and confirmed by this City Council.

**SECTION 7.** That the maintenance works of improvements contemplated by the Resolution of Intention shall be performed pursuant to law and the County of San Diego Auditor shall enter on the County of San Diego Assessment Roll the amount of the assessment and said assessment shall then be collected at the same time and in the same manner as property taxes are collected. After collection by the County of San Diego, the net amount of the assessment shall be paid to the City Treasurer of said City.



**SECTION 8.** That the City Treasurer will establish a special fund known as the **TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT** into which the City Treasurer shall place all monies collected by the County of San Diego Tax Collector pursuant to the provisions of this Resolution and law and said transfer shall be made and accomplished as soon as said monies have been made available to said City Treasurer.

**SECTION 9.** That the City Clerk is hereby ordered and directed to file a certified copy of the diagram and assessment roll with the County of San Diego Auditor, together with a certified copy of this Resolution upon its adoption.

**SECTION 10.** That a certified copy of the assessment and diagram shall be filed in the office of the Director of Development Services, with a duplicate copy on file in the office of the City Clerk and open for public inspection.

**ADOPTED** by the City Council of the City of Santee, California, at a regular meeting thereof held this \_\_\_\_\_ day of \_\_\_\_\_, 2006, by the following vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

\_\_\_\_\_  
**RANDY VOEPEL, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**LINDA A. TROYAN, CITY CLERK**



**MEETING DATE**     June 28, 2006

**AGENDA ITEM NO. 2C**

**ITEM TITLE**     PUBLIC HEARING FOR THE FY2006-07 SANTEE LANDSCAPE  
MAINTENANCE DISTRICT ANNUAL LEVY OF ASSESSMENTS

**DIRECTOR/DEPARTMENT**     Melanie Kush, City Planner

**SUMMARY**

On April 12, 2006, Council initiated proceedings and ordered the preparation of an Engineer's Report for the Santee Landscape Maintenance District ("SLMD") FY2006-07 levy of assessments. This report was submitted to Council, and was approved on May 24, 2006. Council also set tonight's meeting for the required Public Hearing.

For FY2006-07, ten of the 17 existing zones – 1, 3, 4, 8, 9, 12, 13, 14, 17 and 18 – will be assessed and/or maintained by the City or contract forces. Remaining zones provide their own maintenance, which is done to City standards.

Five zones will have the same assessments in FY2005-06 as they had last fiscal year. Four zones will have changed assessments, as follows. Zone 8 will see its assessments rise due to a combination of increased maintenance expenses and an assessment rate that was set too low in FY2005-06, but its FY2006-07 assessment will remain below the homeowner-approved maximum rate. Zone 13 and 17 will see next year's assessment rise slightly to accommodate higher maintenance expenses. Zone 18 will see a slight decrease in its assessments due to cost savings in FY05-06. There will be no FY2006-07 assessment for Zone 12 because sufficient prior years' funding exists.

Tonight's Public Hearing is the last step in the procedure for the annual levy of assessments. Following the hearing of public testimony on any aspect of the SLMD, Council may confirm the FY2006-07 assessments.

**FINANCIAL STATEMENT**

A total of \$94,612 would be assessed upon property owners within the ten active zones of SLMD in FY2006-07 for the cost of maintenance and administration. This assessment is augmented by General Fund funding of \$20,060.

**ACCOUNT NO.**     Santee Landscape Maintenance District

**RECOMMENDATION**

Conduct and close Public Hearing; adopt Resolution or direct staff accordingly.

**BOARD/COMMISSION RECOMMENDATION**

Prior Council vote from May 24, 2006 approving the Engineer's Report, declaring Council's intention to levy, and setting the Public Hearing (Resos #39-2006; #40-2006): AYES: Dale, Jones, Minto, Ryan, Voepel; NOES: None; ABSENT: None.

**ATTACHMENTS (Listed Below)**

Resolution



**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE  
CONFIRMING A DIAGRAM AND ASSESSMENT AND PROVIDING FOR THE  
FY2006-07 SANTEE LANDSCAPE MAINTENANCE DISTRICT  
ANNUAL LEVY OF ASSESSMENTS**

---

**WHEREAS**, the City Council of the City of Santee, has initiated proceedings for the annual levy of the assessments for a street lighting and landscaping district pursuant to the terms and provisions of the "Landscaping and Lighting Act of 1972", being Part 2 of Division 15 of the Streets and Highways Code of the State of California, in a district known and designated as **SANTEE LANDSCAPE MAINTENANCE DISTRICT**; and

**WHEREAS**, the City Council has ordered the preparation of an Engineer's Report ("Report") and the City Engineer has prepared and filed with this City Council said Report pursuant to law for its consideration and subsequently thereto this City Council did adopt its Resolution of Intention to levy and collect assessments for the next ensuing fiscal year relating to the Town Center Landscape Maintenance District ("District"), and further did proceed to give notice to the time and place for a Public Hearing on all matters relating to said annual levy of the proposed assessment; and

**WHEREAS**, at this time, this City Council has heard all testimony and evidence and is desirous of proceeding with said annual levy of assessments.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Santee:

**SECTION 1.** That the above recitals are all true and correct.

**SECTION 2.** That upon the conclusion of the Public Hearing, written protests filed, and not withdrawn did not represent property owners owning more than fifty percent of the area of assessable lands within the District, and said protests are overruled and denied.

**SECTION 3.** That this City Council hereby confirms the diagram and assessment as submitted and orders the annual levy of the assessment for street lighting purposes for the ensuing fiscal year and in the amounts as set forth in the Report and as referred to in the Resolution of Intention as previously adopted relating to said annual assessment levy.

**SECTION 4.** That the diagram and assessment for street lighting purposes as set forth and contained in said Report are hereby confirmed and adopted by this City Council.

**SECTION 5.** That the adoption of this Resolution constitutes the levy of the assessment for the Fiscal Year 2006-07.

**SECTION 6.** That the estimates of costs, the assessment diagram, the assessments and all other matters as set forth in the Report, pursuant to said "Landscaping and Lighting Act of 1972", as submitted, are hereby approved, adopted and confirmed by this City Council.

**SECTION 7.** That the maintenance works of improvements contemplated by the Resolution of Intention shall be performed pursuant to law and the County of San Diego Auditor shall enter on the County of San Diego Assessment Roll the amount of the assessment and said assessment shall then be collected at the same time and in the same manner as property taxes are collected. After collection by the County of San Diego, the net amount of the assessment shall be paid to the City Treasurer of said City.



**SECTION 8.** That the City Treasurer will establish a special fund known as the **SANTEE LANDSCAPE MAINTENANCE DISTRICT** into which the City Treasurer shall place all monies collected by the County of San Diego Tax Collector pursuant to the provisions of this Resolution and law and said transfer shall be made and accomplished as soon as said monies have been made available to said City Treasurer.

**SECTION 9.** That the City Clerk is hereby ordered and directed to file a certified copy of the diagram and assessment roll with the County of San Diego Auditor, together with a certified copy of this Resolution upon its adoption.

**SECTION 10.** That a certified copy of the assessment and diagram shall be filed in the office of the Director of Development Services, with a duplicate copy on file in the office of the City Clerk and open for public inspection.

**ADOPTED** by the City Council of the City of Santee, California, at a regular meeting thereof held this \_\_\_\_\_ day of \_\_\_\_\_, 2006, by the following vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

\_\_\_\_\_  
**RANDY VOEPEL, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**LINDA A. TROYAN, CITY CLERK**



**MEETING DATE** June 28, 2006\_

**AGENDA ITEM NO.2D**

**ITEM TITLE** PUBLIC HEARING FOR THE FY2006-07 SANTEE ROADWAY LIGHTING DISTRICT ANNUAL LEVY OF ASSESSMENTS

**DIRECTOR/DEPARTMENT** Melanie Kush, City Planner

**SUMMARY** On April 12, 2006, Council initiated proceedings and ordered the preparation of an Engineer's Report for the FY2006-07 Santee Roadway Lighting District ("SRLD") levy of assessments. On May 24, 2006, Council approved the Engineer's Report and set tonight's meeting as the time and place for the required Public Hearing.

The SRLD is comprised of two distinct zones, each with separate funding sources. Zone A is contiguous with the City's boundaries; i.e., all properties in the City are also within Zone A. Zone A contains lights of "general benefit" usually located on Circulation Element streets. Zone B comprises numerous areas throughout the City, and contains all other lights defined as having "local benefit." Newly-developed property is added to Zone B.

The financing of street light energy, maintenance and administration for both zones is derived from two sources: a portion of annual property taxes designated for street lighting purposes in Zone A, and a special benefit assessment in Zone B. Eighteen new street lights were added to Zone B of the SRLD during the last 12 months.

SRLD's funding and expenditures continue to reflect financial stability; therefore, no increase in assessments will occur in FY2006-07. Assessments will remain at \$12.78 per single family home, which is the same level as the last five fiscal years.

Council action is needed following the closure of tonight's Public Hearing. This action is comprised of adopting the attached Resolution confirming the assessment diagram and levy for FY2006-07.

**FINANCIAL STATEMENT** SRLD's FY2006-07 budget totals \$514,250. Proposed assessments and property tax revenues will be sufficient to meet these needs.

**ACCOUNT NO.** Street Lighting Property Tax; Roadway Lighting District

**RECOMMENDATION** Adopt Resolution.

**BOARD/COMMISSION RECOMMENDATION** Prior Council vote from May 24, 2006 approving the Engineer's Report, declaring Council's intention to levy, and setting the Public Hearing date (Resos #35-2006; #36-2006): AYES: Dale, Jones, Minto, Ryan; Voepel NOES: None; ABSENT: None.

**ATTACHMENTS (Listed Below)**  
Resolution



**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE  
CONFIRMING A DIAGRAM AND ASSESSMENT AND PROVIDING FOR THE FY2006-07  
SANTEE ROADWAY LIGHTING DISTRICT  
ANNUAL LEVY OF ASSESSMENTS**

---

**WHEREAS**, the City Council of the City of Santee, has initiated proceedings for the annual levy of the assessments for a street lighting and landscaping district pursuant to the terms and provisions of the "Landscaping and Lighting Act of 1972", being Part 2 of Division 15 of the Streets and Highways Code of the State of California, in a district known and designated as **SANTEE ROADWAY LIGHTING DISTRICT**; and

**WHEREAS**, the City Council has ordered the preparation of an Engineer's Report ("Report") and the City Engineer has prepared and filed with this City Council said Report pursuant to law for its consideration and subsequently thereto this City Council did adopt its Resolution of Intention to levy and collect assessments for the next ensuing fiscal year relating to the Santee Roadway Lighting District ("District"), and further did proceed to give notice to the time and place for a Public Hearing on all matters relating to said annual levy of the proposed assessment; and

**WHEREAS**, at this time, this City Council has heard all testimony and evidence and is desirous of proceeding with said annual levy of assessments.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Santee:

**SECTION 1.** That the above recitals are all true and correct.

**SECTION 2.** That upon the conclusion of the Public Hearing, written protests filed, and not withdrawn did not represent property owners owning more than fifty percent of the area of assessable lands within the District, and said protests are overruled and denied.

**SECTION 3.** That this City Council hereby confirms the diagram and assessment as submitted and orders the annual levy of the assessment for street lighting purposes for the ensuing fiscal year and in the amounts as set forth in the Report and as referred to in the Resolution of Intention as previously adopted relating to said annual assessment levy.

**SECTION 4.** That the diagram and assessment for street lighting purposes as set forth and contained in said Report are hereby confirmed and adopted by this City Council.

**SECTION 5.** That the adoption of this Resolution constitutes the levy of the assessment for the Fiscal Year 2006-07.

**SECTION 6.** That the estimates of costs, the assessment diagram, the assessments and all other matters as set forth in the Report, pursuant to said "Landscaping and Lighting Act of 1972", as submitted, are hereby approved, adopted and confirmed by this City Council.

**SECTION 7.** That the maintenance works of improvements contemplated by the Resolution of Intention shall be performed pursuant to law and the County of San Diego Auditor shall enter on the County of San Diego Assessment Roll the amount of the assessment and said assessment shall then be collected at the same time and in the same manner as property taxes are collected. After collection by the County of San Diego, the net amount of the assessment shall be paid to the City Treasurer of said City.



**SECTION 8.** That the City Treasurer will establish a special fund known as the **SANTEE ROADWAY LIGHTING DISTRICT** into which the City Treasurer shall place all monies collected by the County of San Diego Tax Collector pursuant to the provisions of this Resolution and law and said transfer shall be made and accomplished as soon as said monies have been made available to said City Treasurer.

**SECTION 9.** That the City Clerk is hereby ordered and directed to file a certified copy of the diagram and assessment roll with the County of San Diego Auditor, together with a certified copy of this Resolution upon its adoption.

**SECTION 10.** That a certified copy of the assessment and diagram shall be filed in the office of the Director of Development Services, with a duplicate copy on file in the office of the City Clerk and open for public inspection.

**ADOPTED** by the City Council of the City of Santee, California, at a regular meeting thereof held this \_\_\_\_\_ day of \_\_\_\_\_, 2006, by the following vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

\_\_\_\_\_  
**RANDY VOEPEL, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**LINDA A. TROYAN, CITY CLERK**



**MEETING DATE**

June 28, 2006

**AGENDA ITEM NO. 5A****ITEM TITLE****TRANSPORTATION IMPROVEMENT MASTER PLAN UPDATE  
LOCATION: VARIOUS LOCATIONS THROUGHOUT THE CITY****DIRECTOR/DEPARTMENT**

Keith Till, City Manager

**SUMMARY**

This item provides City Council with an update of the Transportation Improvement Master Plan and requests appropriation of funds to begin implementation of several improvements. At the June 14<sup>th</sup> meeting City Council requested an update and asked the City Manager to investigate the possibility of implementing some of the recommendations in the draft report at this time. Staff has reviewed the report and has several recommendations for Council to consider. In addition we have reviewed the schedule for presentation of the report to City Council as well as providing an update on the construction of State Route 52.

Please refer to the attached staff report for additional background information.

**ENVIRONMENTAL REVIEW**

Categorically exempt from CEQA pursuant to Section 15301(c) because the project will consist of traffic improvement measures that involve no expansion of use to meet current standards of public health and safety.

**FINANCIAL STATEMENT**

The cost of the proposed improvements will be funded from Traffic Signal development impact fees. Sufficient Traffic Signal development impact fees are expected to be available in FY 2006-07 for the cost of these improvements. A short term advance from the General Fund may be required until sufficient Traffic Signal development impact fees are received.

**RECOMMENDATIONS**

1. Appropriate \$50,000 from Traffic Signal development impact fees
2. Authorize an advance from the General Fund to the Traffic Signal Fund up to \$50,000 as needed

**ATTACHMENTS (Listed Below)**

Staff Report



**STAFF REPORT**  
**TRANSPORTATION IMPROVEMENT MASTER PLAN**  
**CITY COUNCIL MEETING JUNE 28, 2006**

Presentation of the Transportation Improvement Master Plan is scheduled to occur in two phases. The first phase will be presented to City Council at the August 9, 2006 City Council meeting and will include a draft report and presentation by the City's consultant on the project, Meyer, Mohaddes Associates. The draft will include a needs assessment.

Following City Council review and feedback, a final draft will be presented in early October for City Council approval. The final draft will include cost estimates and final recommendations for implementation of the program.

In the interim, staff has identified from the current draft report the following improvements that can be implemented at this time.

1. Install advance signal detector loops at the correct locations at six signals and additional loops at the stop line at several signals.
2. Install protected/permissive signal modifications at two existing intersections on Carlton Oaks Drive and one newly signalized intersection on Carlton Oaks Drive.

The detector loops will improve signal operations and allow staff to make adjustments to signal timing that will provide an immediate benefit. The installation will be performed by the City's signal maintenance contractor. The requirement for the detector loop installations will not change with the recommendations of the final report, so staff feels comfortable moving forward with these improvements at this time.

The signal modifications would be developer installed. These modifications will permit longer green intervals for traffic on Carlton Oaks Drive, allowing traffic to flow smoothly with fewer interrupts. The way the signal will operate is, following a normal green arrow interval for left turns the signal defaults to a flashing yellow arrow for turns. When a vehicle enters the left turn movement they are permitted to make a left turn after yielding to through traffic. If the driver turns then the green light for through traffic remains green and through traffic proceeds with fewer interrupts. If the driver does not turn or multiple drivers enter the turn pocket during peak demands, then the signal defaults to a normal cycle stopping through traffic and gives a green arrow to left turn movements. This modification will benefit through movements by allowing longer green intervals and benefit left turn movements by allowing a permissive left turn without having to wait for the signal to default to normal operations thus reducing the wait time at the signal.

The cost for the improvements is estimated to be approximately \$ 20,000 for the loop detectors and approximately \$30,000 in reimbursements for the signal modifications by the developer.

In addition, staff is installing a phone line to the new master signal controller at Hometown Buffet and Town Center Parkway. Installation of the phone line will improve communication with the controller, allowing staff to monitor operations from the office and make adjustments as necessary to improve signal timing. In addition to the signal at its location, the master controls signals at the intersections of Cuyamaca/Prospect, Cuyamaca/Buena Vista, Cuyamaca/Mission Gorge, Cuyamaca/Home Depot,



Cuyamaca/Town Center, Mission Gorge/Mission Greens, Mission Gorge/Civic Center, Mission Gorge/Cottonwood and the two trolley signals in Santee Trolley Square.

We would also like to provide City Council with an update on pending Caltrans projects:

1. Installation of traffic signals at Route 52 and Mast Boulevard on/off ramps. Complete.
2. State Route 52 construction:  
Phase 4 – construction up to Cuyamaca Street. Start 12/07, 3 years to complete.  
Phase 5A – flyovers to RT 67. Start 02/08, completed approximately 12/10.  
Phase 5B – Cuyamaca Street to RT 67. Start 08/08, 2 years to complete.
3. State Route 52 lane addition west bound from Mast Boulevard to Santos Road. Start 10/06, 4 months to complete.
4. State Route 52 lane addition west bound from Santos Road to I-15 and lane addition east bound from I-15 to Mast Boulevard. Start 07/07, 18 months to complete.
5. State Route 52 on/off ramps at Route 67. Start 10/06, 1 year to complete.